

City of Knoxville, Tennessee
Consolidated plan for Housing and Community Development
Five-Year Plan 2005 - 2010
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CERTIFICATIONS

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Public Housing Agency Plan (KCDC)
 Continuum of Care for the Homeless
 Copies of Newspaper Advertisements
 Sign-In Sheets for Public Meetings
 Citizen Participation Plan
 City Council Resolution
 Project Tables for Annual Action Plan

City of Knoxville, Tennessee
Consolidated plan for Housing and Community Development
Five-Year Plan 2005 - 2010

Executive Summary

I. What is the Consolidated Plan?

The City of Knoxville carries out several federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the document that Knoxville submits to HUD as an application for the following programs:

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant Program (ESG)

The lead agency responsible for the development of the City's Consolidated Plan is the Community Development Division of the City's Department of Community and Neighborhood Services. The jurisdiction of the Consolidated Plan is the City limits of Knoxville.

The Consolidated Plan establishes a unified, coordinated vision for community development actions for the upcoming five years. It is a 5-year plan to address the needs of lower income neighborhoods and lower income residents of Knoxville. An element of the Consolidated Plan is its emphasis on citizen participation and the collaborative nature of the process. The City of Knoxville has carried out an extensive community input process including public meetings, surveys and consultations as well as analysis of data from the 2000 census and other available sources in order to identify needs, develop strategies for addressing the needs, and undertake specific actions consistent with those strategies.

The complete Consolidated Plan document includes the following sections: 1) Developing and Implementing the Consolidated Plan, 2) Housing Market Analysis, 3) Needs Assessment, 4) Five Year Strategic Plan and 5) Annual Action Plan.

II. Time Period

This Consolidated Plan for Housing and Community Development covers a five-year period from July 1, 2005 through June 30, 2010.

III. Priority Needs

The tables below rate different household categories and different types of services and improvements as a high, medium or low priority. If a category is rated as a "High" priority, activities to address this need will be funded by the City of Knoxville with federal funds either alone or in conjunction with the investment of other public or private

funds during the 5 years of this Consolidated Plan. If funds are available, the City may fund activities of a "Medium" priority with federal funds either alone or in conjunction with the investment of other public or private funds during the 5 years of this Consolidated Plan. Also, the City will take actions to help locate other funds to address these needs. The City will not fund activities of a "Low" priority with federal funds. However, the City will consider certifications of consistency for other entities' applications for Federal assistance.

A. Housing Priorities

High Priorities

1. *Extremely Low and Very Low Income Renter Households* - all household types - 64.1% of these households have a housing problem compared with 40.3% of renter households in the City as a whole. Housing problems exist in the areas of condition and affordability, as well as overcrowding for large families and accessibility for persons with disabilities.

2. *Extremely low, very low and other low income homeowners* - 49% of these households have a housing problem (62% of very low) compared with 23% of homeowners in the City as a whole. Housing problems exist in the area of condition, affordability of utilities and repairs, as well as overcrowding for large families and accessibility for persons with disabilities.

3. *Special Needs Populations* -Because HUD funds housing for special needs populations through competitive programs, the City does not plan on targeting a program specifically for special needs housing. However, this category will be assisted through housing rehabilitation programs that include accessibility improvements, the rental rehabilitation program that includes special needs housing as an eligible activity, and through the subrecipient proposal process.

Medium priorities

1. *Low/Mod Income (50-80% MFI) Renter Households* - all household types
29% of these households have a housing problem compared with 40.3% of renter households in the City as a whole. These households are generally able to afford private market units. They are included as a medium priority because at the lower end of the income grouping, some still need assistance for rentals. In addition, this is a prime category for first time home buyer programs.

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	2185	54
		31-50%	H	1189	58
		51-80%	M	576	60
	Large Related	0-30%	H	280	7
		31-50%	H	230	8
		51-80%	M	155	4
	Elderly	0-30%	H	811	6
		31-50%	H	583	9
		51-80%	M	274	0
	All Other	0-30%	H	4483	23
		31-50%	H	2693	14
		51-80%	M	1054	31
Owner		0-30%	H	2491	498
		31-50%	H	1983	217
		51-80%	H	2411	112
Special Needs		0-80%	H	2847	20 *
Total Goals					
Total 215 Goals					
Total 215 Renter Goals					
Total 215 Owner Goals					

* Special needs numbers are also included in income/family type categories above.

B. Priority Non-Housing Community Development Needs

**TABLE 2B
COMMUNITY DEVELOPMENT NEEDS**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS Those marked <u>H</u> are high priority where they contribute to Neighborhood Stabilization and eliminating blighting conditions within neighborhoods			
Neighborhood Facilities	<u>H</u>		
Parks and/or Recreation Facilities	<u>H</u>		
Health Facilities	M		
Parking Facilities	L		
Solid Waste Disposal Improvements	L		
Asbestos Removal	L		
Non-Residential Historic Preservation and abating other problem properties	<u>H</u>		
Other Public Facility Needs Reduce Accessibility Deficiencies	<u>H</u>		
INFRASTRUCTURE			
Water/Sewer Improvements	M		
Street Improvements Street Lighting	<u>H</u>		
Sidewalks	<u>H</u>		
Sewer Improvements	M		
Flood Drain Improvements	M		
Other Infrastructure Needs			
PUBLIC SERVICE NEEDS			
Disability Services	M		
Transportation Services	M		
Substance Abuse Services	M		
Employment Training	M		
Health Services	M		
Other Public Service Needs	M		
ANTI-CRIME PROGRAMS			
Crime Awareness	M		
Other Anti-Crime Programs	<u>H</u>		

YOUTH PROGRAMS			
Youth Centers	M		
Child Care Centers	M		
Youth Services	M		
Child Care Services	M		
Other Youth Programs	M		
SENIOR PROGRAMS			
Senior Centers	M		
Senior Services	M		
Other Senior Programs	M		
ECONOMIC DEVELOPMENT			
Rehab; Publicly- or Privately - Owned Commercial/Industrial	<u>H</u>		
CI Infrastructure Development	M		
Other Commercial/Industrial Improvements	M		
Micro-Enterprise Assistance	M		
ED Technical Assistance	M		
Other Economic Development Job Creation and training within Heart of Knoxville	<u>H</u>		
PLANNING			
Planning	H		
TOTAL ESTIMATED DOLLARS NEEDED:			

IV. Highest Priorities for the Consolidated Plan

The previous sections to this Consolidated Plan analyzed market data, the results of citizen participation and consultations and evaluated housing, non-housing and needs of the homeless. Based on this analysis and in light of the goals and mission of HUD and the City's Community Development Division and available funding, the City's Community Development Division has established the following priorities for what we want to accomplish over the next five years.

1. Neighborhood Stabilization- Eliminating blighting conditions within the neighborhoods including identifying ways to improve buckled sidewalks and gaps between sidewalks, abating problem properties, reducing accessibility deficiencies and improving the visual character of Heart of Knoxville neighborhoods. Parks, green space, and community centers are also included in this category.

2. Crime Prevention and Safety - Reducing crime and the perception of crime within the Heart of Knoxville neighborhoods including improving environmental conditions that would reduce the likelihood of crime.

3. Housing Rehabilitation - Improving the existing housing stock in the Heart of Knoxville, including rehabilitating substandard housing, improving accessibility and weatherization.

4. Homeownership - Increasing investment in Heart of Knoxville neighborhoods by creating opportunities for homeownership. Projects or programs that attract persons who work in the Empowerment Zone to move in closer proximity to their employment will receive special consideration.

5. Job Creation- Increasing the number of jobs and job training activities within the Heart of Knoxville including job training and placement activities.

6. Providing assistance to the homeless and chronic homeless population - Reducing the number of residents without homes.

V. Geographic Priorities

In fall 1998, the City of Knoxville (in partnership with Knox County, the State of Tennessee, and the Partnership for Neighborhood Improvement) submitted an application for federal Empowerment Zone designation; the designation was awarded December, 1998. In an effort to be as inclusive as possible, Knoxville selected the largest area possible to nominate under the EZ program rules; substantial public input in 1994 led to the selection of the area to be nominated for EZ status. A 16-square mile area containing 48,192 residents in 19 census tracts of the central city plus three developable sites adjacent to the Zone has received a Round II Empowerment Zone designation. As part of its leverage commitment, the City of Knoxville has pledged the 90% of its CDBG and HOME funds for the duration of the EZ designation to affordable housing, neighborhood improvement, and economic development initiatives within the Empowerment Zone.

Within the Empowerment Zone, the EZ Strategic Plan called for a focus on comprehensive neighborhood revitalization efforts, beginning with the Bicentennial Neighborhood Initiative in Vestal and the College Homes/Passport Housing redevelopment in Mechanicsville. These areas received major focus during the 2000-2005 Consolidated Plan period. In addition, the Five Points Redevelopment Plan got underway with a major commercial development and infill housing that are still in progress. Redevelopment plans for the Lonsdale Community and Vestal commercial area are in the planning stages. During the remainder of the EZ designation, we will continue to give top priority for investment of CDBG and HOME funds to the Empowerment Zone and particularly to neighborhoods within the Empowerment Zone identified as redevelopment areas or other areas in need of comprehensive revitalization, such as the neighborhoods mentioned here. During the next five years, the City will continue to identify area in need that can be targeted for revitalization and/or redevelopment.

The remainder of Knoxville's Empowerment Zone will receive the next level of priority for housing and other activities, while funding of activities outside the Empowerment Zone will receive a lower priority.

VI. Specific Objectives

This section describes the priorities and specific objectives the City hopes to achieve over the five year period of this Consolidated Plan in order to meet both housing and non-housing Community

Development needs. Each objective is linked to one or more of Community

Development's goals

or objectives that are described in the Five Year Strategy. For each objective, we identify the resources that are expected to be available to address the need, activities that will be carried out to achieve the objective(s) and projected accomplishments.

A. Nonhousing Community Development Objectives - This Table includes public services, public facilities and improvements, commercial and non-housing development, as well as objectives to serve the homeless population with ESG funding.

**Table 2C –Nonhousing
Summary of Specific Housing and Community Development Objectives
(Table 2A/B Continuation Sheet)**

Applicant's Name City of Knoxville, Tennessee

Priority Need Category: Planning/Administration

Specific Objective Number P/A-1: *To provide pro-active fiscal management accountable to regulatory agencies and community partners in order to ensure effective and efficient delivery of community development services focused on neighborhood revitalization.*

Use CDBG, HOME, and ESG funds to operate the Community Development program; including housing programs, community outreach, fair housing and human relations programs, public improvements and facilities, subrecipient management and administration of the Empowerment Zone grant through June 2010. Specific goals include development of Consolidated Plan, Annual Action Plan, annual Performance Report (CAPER), and EZ Annual Report. Program and project goals are included under individual specific objectives.

Priority Need Category: Planning/Administration

Specific Objective Number P/A-2: *To promote fairness, accessibility and inclusion through collaborative partnerships in order to achieve equality.*

Use CDBG funds as match to operate the City's Fair Housing Assistance Program through June 2010. Specific goals include: 35 completed investigations of complaint or determinations whether reasonable cause exists to believe discrimination has occurred within 100 days, unless impractical (annual goal 7); plan and conduct four (4) housing equality/multicultural affairs training (forum, session or conference) each year; annually complete Annual fair housing and equal opportunity report which summarizes case management, outreach and related activities.

Priority Need Category: Public Facilities

Specific Objective Number PF – 1: *To improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects.*

Provide CDBG funds to make improvements to public facilities that serve Heart of Knoxville Empowerment Zone residents and that will impact neighborhood improvement efforts and provide technical assistance to nonprofit organizations and neighborhood organizations to assist them in carrying out neighborhood improvement activities. Proposed accomplishments are to improve 5 public facilities and provide TA to 50 organizations through June 2010 First year annual goal is to assist three nonprofit organizations with public facility improvements including the Joy of Music School, Crutcher Memorial Youth Enrichment Center, the YWCA and to fund the Community Design Center to assist 40 organizations.

Priority Need Category: Commercial Rehabilitation

Specific Objective Number I-1: *To improve economically distressed areas (i.e., redevelopment areas and brownfields) by eliminating blight, improving property values, and removing constraints to private development and to cause private redevelopment and historic preservation by enhancing and expanding availability of local, state, and federal incentive programs.*

Use CDBG funds to improve blighted corridors through land acquisition, public improvements and or commercial rehabilitation. Five year proposed accomplishment is to implement façade Improvement Program and complete 20 façade improvements. Annual goal is to provide funding for 5 façade improvements in the Five Points, Mechanicsville and/or Jackson Avenue Redevelopment Areas.

Priority Need Category: Infrastructure/Public Facilities

Specific Objective Number I-2: *To improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects.*

Use CDBG funds to funds to carry high priority public improvement projects as part of neighborhood revitalization strategy. Proposed accomplishments are to carry out sidewalk improvement projects within parental responsibility zones, make accessibility improvements to public facilities and other high priority public improvements in the Heart of Knoxville Empowerment Zone. Annual goal is to complete 400 feet of sidewalk improvements and provide improvements to Claude Walker Ballfield including sidewalk improvements, restroom renovation, parking lot expansion, lighting improvements and ADA renovations; and to complete sidewalk improvements adjacent to Mary James Park in the South Haven Neighborhood.

Priority Need Category: Infrastructure & Owner Occupied Housing

Specific Objective Number I-3 : *To improve economically distressed areas (i.e., redevelopment areas and brownfields) by eliminating blight, improving property values, and removing constraints to private development.*

Use CDBG funds to acquire land and carry out public improvements in order to carry out redevelopment plans within and in coordination with the Heart of Knoxville Empowerment Zone. Proposed accomplishments include implementation of Redevelopment Plans in Lonsdale and Vestal. The Lonsdale Plan will support the construction of 15 new affordable homes through a partnership with the University of Tennessee and the East Tennessee Community Design Center. The plan includes land acquisition, public improvements and an upgraded park to be better connected to Lonsdale Elementary School. Annual goal is to acquire approximately 30 lots and construct sidewalks, curbs and gutters on several blocks in the Lonsdale Community where new homes will be built; initiate Vestal Redevelopment Plan and continue Five Points Redevelopment Plan.

Priority Need Category: Public Services/ Public Facilities

Specific Objective Number PS-1: *Providing assistance to the homeless and chronic homeless population: Reducing the number of residents without homes.*

USE ESG funds to assist nonprofit groups who serve the homeless with funding for operations and maintenance, rehabilitation, and essential services. CDBG funds may also be used to assist the homeless. Proposed

accomplishments are to assist with operations, maintenance and repair of 1-3 shelters for the homeless per year and to provide essential services to 100+ homeless persons per year. For the first year of the Consolidated Plan, funding will be provided to Knoxville-Knox County CAC Homeward Bound Program for essential services, Volunteer Ministry Center for operations and maintenance, YWCA for operations and maintenance and essential services, and Child and Family Tennessee Family Crisis Center for essential services, operations and maintenance and rehabilitation

Priority Need Category: Public Service

Specific Objective Number PS-2: *To improve the employability of Empowerment Zone residents by providing workforce training to EZ residents and career assessments/counseling to EZ residents.*

Use CDBG funds for subrecipient programs that provide job training and employment preparation for EZ residents including residents of shelters for the homeless. 1- 5 programs will be assisted through June 2010. During the first year of the Consolidated Plan, Knox Area Union Rescue Ministries will provide food service training and case management for homeless and unemployed persons with a proposed accomplishment of assisting 30 persons.

Priority Need Category
Public Services

Specific Objective Number PS- 3: *To stimulate citizen participation in supporting the growth and development of strong and healthy neighborhoods.*

Use CDBG funds to provide training and technical assistance for residents and neighborhood organizations in order to strengthen neighborhoods and promote greater community involvement. The first year the Center for Neighborhood Development will implement a Neighborhood Builders College and train 80 residents.

2. Housing Objectives

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Table 2C – Housing
Summary of Specific Housing and Community Development Objectives
(Table 2A/B Continuation Sheet)

Applicant's Name: City of Knoxville, TN

Priority Need Category: Owner Occupied Housing

Specific Objective Number H-1: *To reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units.*

Use CDBG and HOME funds, in conjunction with private resources, to provide financing to rehabilitate or replace 227 owner-occupied homes in substandard condition. Five year goal = 48 extremely low, 67 very low and 112 low income households by June 30, 2010. Annual goal is to assist 8 extremely low, 14 very low and 23 low-income households through the City's *Housing Rehabilitation for Homeowners Program*.

Priority Need Category: Rental Housing

Specific Objective Number H-2: *To reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units and to cause private redevelopment and historic preservation by enhancing and expanding availability of local, state, and federal incentive programs.*

Use CDBG and HOME funds, in conjunction with private resources, to provide financing to rehabilitate 75 affordable rental units, including rental housing for special needs populations and mixed-income developments. Five year goal = 43 extremely low, 16 very low and 16 low-income renter, and 13 moderate-income households

by June 30, 2010. Annual goal = 16 extremely low, 3 very low and 13 low-income households through operation of City's Rental Rehabilitation Program for single-family rental units, rehabilitation of Child and Family Pleasant Apartments, and acquisition/rehabilitation of the historic Fifth Ave. Motel for multi-family mixed-income.

Priority Need Category: Rental Housing

Specific Objective Number H-3: *To increase homeownership opportunities for low- and moderate-income households.*

Use HOME ADDI funds and CDBG funds, in conjunction with State program income funds, HOPE 3 sales proceeds, and private resources to provide homeownership opportunities, including financing and training, for 80 low- to moderate-income homebuyers. Also provide homeownership opportunities for non-low-income households when part of the Neighborhood Revitalization Strategy. Five year goal = 6 extremely low, 32 very low and 42 low-income renter households by June 30, 2010. Annual goal 2 extremely low, 5 very low and 9 low income households through a combination of the ADDI down payment assistance, HOPE 3 for Homeownership, and FirstHome.

Priority Need Category: Rental Housing

Specific Objective Number H-4: *To increase homeownership opportunities for low- and moderate-income households and to reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units*

Use HOME CHDO set-aside funds to assist Community Housing Development Organizations in their activities to develop housing for sale or rent to low- to moderate-income purchasers. Five year goal = 21 extremely low, 15 very low and 14 low-income renter households and to provide operating funds to 3 Community Housing Development Organizations by June 30, 2010. Annual goal = 4 extremely low, 3 very low and 3 low-income households.

Priority Need Category: Rental Housing

Specific Objective Number H-5: *To eliminate blighted, problem properties in low- and moderate-income neighborhoods and to increase homeownership opportunities low- and moderate-income households*

Use CDBG funds to acquire blighted houses and lots to be sold for the purpose of clearing blight and developing housing opportunities, primarily homeownership and especially for low- to moderate-income households. Houses are acquired primarily through the Blighted Property Ordinance and Redevelopment Plans. Five year goal = 15 extremely low, 25 very low and 30 low income and 5 moderate-income households by June 30, 2010. Annual goal = 3 extremely low, 5 very low, 6 low and 1 moderate-income households through the Homemakers Program.

Priority Need Category: Owner Occupied Housing

Specific Objective Number H-6: *To improve the safety, functionality, and accessibility of 100 homes owned by homeowners who are elderly or have disabilities.*

Use CDBG funds to provide assistance for emergency and small repairs. Five year goal = 450 extremely low, 150 very low income households by June 30, 2010. Annual goal = 90 extremely low, 30 very low. First year projected accomplishments are 78 assisted households through Neighborhood Housing, Inc. Minor Home Repair Program and 120 assisted households through Knoxville-Knox County Community Action Committee's Minor Home Repair Program.

Priority Need Category: Owner Occupied Housing/Rental Housing

Specific Objective Number H-7: *To provide the opportunity for safe, decent, and affordable housing to low- and moderate-income citizens in order to create a desirable living environment and to stimulate neighborhood revitalization.*

Use CDBG and HOME funds to provide housing staff services and technical assistance including case processing, work write-ups, estimates and construction monitoring for the City's Housing Programs including Empowerment Zone funded housing programs administered by the City. Five Year and Annual Goals are given under each specific objective.

City of Knoxville, Tennessee
Consolidated Plan Annual Action Plan 2005 - 2006
Executive Summary

I. Sources of Funds - Resources the City of Knoxville expects to receive to address priority needs and objectives identified in the strategic plan:

Grant Program	Source of Funds	Amount
Community Development Block Grant (CDBG)	Annual Entitlement	\$2,137,870
	Carryover from prior years	\$1,618,943
	Projected Program Income	\$165,000
	Total CDBG	\$3,921,813
HOME	Annual Entitlement	\$1,451,347
	Carryover from prior years	\$1,674,600
	Projected Program Income	\$280,000
	Total HOME	\$3,405,947
Emergency Shelter Grant (ESG)	Annual Entitlement	\$82,734
Empowerment Zone	FY 2005 Allocation	\$666,000
Fair Housing Grant	Projected Grant Amount	\$100,000
Total Resources		\$8,176,494

II. Geographic Distribution.

As described in the Five Year Plan, the City will focus Community Development efforts within the Empowerment Zone, which is also our Neighborhood Revitalization Strategy Area, during the program year. The population of the Empowerment Zone is 42.3% minority. Within the Empowerment Zone, priority will go to activities that support comprehensive improvements such as EZ programs and redevelopment areas. Within the Empowerment Zone, the EZ Strategic Plan called for a focus on comprehensive neighborhood revitalization efforts, beginning with the Bicentennial Neighborhood Initiative in Vestal and the College Homes/Passport Housing redevelopment in Mechanicsville. These areas received major focus during the 2000-2005 Consolidated Plan period. In addition, the Five Points Redevelopment Plan got underway with a major commercial development and infill housing that are still in progress. Redevelopment plans for the Lonsdale Community and Vestal commercial area are in the planning stages. The remainder of Knoxville's Empowerment Zone will receive the next level of priority for housing and other activities, while funding of activities outside the Empowerment Zone will receive a lower priority. Improvements planned for specific neighborhoods that are included in the action plan include:

- Blighted Corridors is targeted to Five Points, Mechanicsville, and Jackson Avenue Redevelopment Areas
- Public improvements and land acquisition in support of the Lonsdale Redevelopment Plan
- Sidewalk improvements in the South Haven neighborhood in support of neighborhood improvement plans for that neighborhood

III. Statement of Specific Annual Objectives and Description of Projects

Summary Table AP-I below describes the projects to be carried out during the program year. Each activity is identified with 2 numbers, the specific objective number, and an annual plan number. The specific objective number links each activity with a specific objective identified in the Five Year Strategy in Table 2C. Funding for each activity is given by source and amount, along with proposed accomplishments. More detailed project tables as provided by the Consolidated Plan Tool are included in the Appendix.

TABLE AP-I SUMMARY OF PROJECTS 2005-2006

S.O.N.** A.P.N.***	Project Name	Location	Explanation	Funding	
				Source	Amount
P/A-1 (1)	Program Administration	City-County Bldg	Administration for the Community Development Division. Includes planning, reporting, grant management, financial management, loan portfolio management, subrecipient management, labor monitoring, and environmental reviews, as well as oversight of all Community Development programs. Also includes management of Knoxville's Empowerment Zone grant.	CDBG	\$243,419
				HOME	\$30,020
				EZ	\$18,544
				FR HSG	\$7,465
P/A-2 (2)	Human Relations Admin	City-County Bldg	Staffing and related expenses necessary to market grant funded programs, expand citizen participation, and provide fair housing services.	CDBG	\$80,982
				FR HSG	\$92,535
				EZ	\$11,501
P/A-1 (3)	Projects Administration	City-County Bldg	Staffing and overhead expenses necessary to establish redevelopment areas, improve housing, and expand business and job opportunities within the City of Knoxville.	CDBG	\$67,199
				EZ	\$87,000
H-7 (4)	Housing Programs Admin	City-County Bldg	Program delivery costs for the City's housing programs, including owner-occupied rehabilitation, rental rehabilitation, homeownership programs, administration of CHDO set aside program, and disposition of blighted properties through the Homemaker's program.	CDBG	\$409,681
				HOME	\$109,067

TABLE AP-I SUMMARY OF PROJECTS 2005-2006

S.O.N.** A.P.N.***	Project Name	Location	Explanation	Funding	
				Source	Amount
H-6 (5)	CAC Minor Home Repair Program	City Wide	Minor home repairs for income eligible homeowners and renters with a focus on very low-income elderly and disabled homeowners. All aspects of project fit a high priority housing need. CAC proposes to repair 120 housing units.	CDBG	\$205,000
H-3 (6)	Knox Housing Partnership FirstHome Training Program	City Wide	Homeownership and financial fitness training for low/mod City residents and first time homebuyers, which is a high priority need within the City. Proposed benefit to 43 households.	CDBG	\$21,575
H-5 (7)	Property Acquisition	Primarily EZ and Redevelopment areas	Acquisition and disposition of blighted properties for use as decent, safe affordable housing, which is a high priority need. A proposed benefit to 15 housing units.	CDBG	\$460,000
PS-3 (8)	Center for Neighborhood Development Neighborhood Builders College	Low/mod Neighborhoods	Training residents in low income areas to become neighborhood and community leaders, which is a moderate priority need. CND proposes to serve 80 people.	CDBG	\$29,687
H-2 (9)	Rental Rehabilitation - Single Family	Priority to EZ	Rehabilitation of low income renter occupied housing within the City of Knoxville, which has been identified as a high priority need. Target of 10 units will be rehabbed.	CDBG	\$200,000
				HOME	\$300,000
H-3 (10)	First Home/American Dream Downpayment Initiative	City Wide with priority to EZ	Downpayment assistance for first time homebuyers, which is a high priority need. A proposed 10 households will benefit.	HOME	\$60,472
H-1 (11)	Owner-Occupied Rehabilitation	City Wide with priority to EZ	Low income owner occupied housing renovations, which is a high priority need within Knoxville. A proposed 45 households will benefit.	CDBG	\$403,167
				HOME	\$2,112,478
H-4 (12)	CHDO Projects	City Wide	HOME eligible projects performed by a locally designated CHDO. Project will likely meet a high priority Consolidated Plan need. A proposed 10 households will benefit.	HOME	\$724,366
H-4 (13)	CHDO Operating Costs		Operating expenses in support of CHDO sponsored activities, which will likely meet a high priority Consolidated Plan need. 1-3 CHDO's to be assisted with operating	HOME	\$69,544

TABLE AP-I SUMMARY OF PROJECTS 2005-2006

S.O.N.** A.P.N.***	Project Name	Location	Explanation	Funding	
				Source	Amount
H-6 (14)	Neighborhood Housing Inc. Minor Home Repair	City Wide with priority to EZ	Minor home improvements for income eligible households (primarily in the Empowerment Zone), which meets a high priority need. NHI proposes to serve 78 households.	CDBG	\$45,750
PF-1 (15)	East TN Community Design Ctr		Technical assistance to nonprofit organizations and neighborhood associations to assist them in carrying out neighborhood improvement activities. The project will support medium and high priority needs in the community, such as housing development, business development, and infrastructure improvements.	CDBG	\$55,000
H-2 (16)	Child and Family-PleasantTree Apartments	2460 Fifth Avenue Knoxville, TN 37915	Renovations to a multi-family housing facility for homeless mentally ill women and their children, which is a high priority need. Child & Family proposes to improve 9 housing units.	CDBG	\$109,880
I-1 (17)	Blighted Corridor Redevelopment	Blighted Corridors/ Redevelopment Areas	Acquisition, facility improvements, or infrastructure projects that will promote neighborhood revitalization and economic opportunities. Specific project activities will meet a medium or high priority need as designated in the Consolidated Plan. Annual goal is to complete 5 facade improvements in the Five Points, Mechanicsville and/or Jackson Avenue Redevelopment Areas.	CDBG	\$349,673
H-2 (18)	Fifth Avenue Motel	447 North Broadway Knoxville, TN 37915	Acquisition and conversion of a blighted motel into a 26 unit mixed-income rental apartment facility (at least 14 of which will be low/moderate income). The project will both increase the City's supply of affordable rental housing as well as improve the appearance of a blighted property in Knoxville's Empowerment Zone.	CDBG	\$460,000
I-2 (19)	Sidewalk Improvements within Parental Responsibility Zones	EZ	Sidewalk and curb cut improvements adjacent to public schools, which is a high priority need.	CDBG	\$200,000
I-3 (20)	Lonsdale Improvements	Lonsdale neighborhood	Activities supporting revitalization and comprehensive redevelopment of the Lonsdale community, including property acquisition for commercial and/or housing construction, park improvements, and sidewalk/curb/gutter or other public improvements.	CDBG	\$200,000

TABLE AP-I SUMMARY OF PROJECTS 2005-2006

S.O.N.** A.P.N.***	Project Name	Location	Explanation	Funding	
				Source	Amount
I-2 (21)	Claude Walker Renovation	2945 Wilson Avenue Knoxville, TN 37914	Restroom renovation, parking lot expansion, walking trails, accessibility modifications, and connector sidewalks for the Claude Walker Ballfield. The ballfield/park is located adjacent to Austin-East High School and the E.V. Davidson Community Center within the Empowerment Zone.	CDBG	\$235,000
I-2 (22)	South Haven Sidewalks	1825 McClung Avenue Knoxville, TN 37920	Sidewalk improvements adjacent to Mary James Park, which has been identified as a high priority need.	CDBG	\$50,000
PF-1 (23)	Crutcher Memorial Youth Enrichment Center	223 Lakeside Street Knoxville, TN 37914	Parking lot, landscaping, and other facility improvements for the Crutcher Memorial Youth Enrichment Center, which provides after school programs for elementary and middle school children and is within the Empowerment Zone.	CDBG	\$10,000
PF-1 (24)	Joy of Music Youth Music School Renovation	1209 Euclid Avenue Knoxville, TN 37921	Security fencing, exterior lighting, and landscaping at the Joy of Music Youth Music School, which provides free music and voice lessons to area children. The project will improve both the appearance and security of the facility, which is a deteriorated building within the Empowerment Zone.	CDBG	\$45,000
PS-2 (25)	Knox Area Rescue Ministries Abundant Life Kitchen	418 North Broadway Knoxville, TN 37917	Knox Area Rescue Ministries in conjunction with Second Harvest Abundant Life Kitchen to provide staffing, equipment, supplies and overhead expenses to operate case management, life skills, and job training in food services for persons who are homeless, unemployed, or receiving public assistance. Clients' training will culminate in a food service certificate and job placement assistance. Proposed benefit: 30 people.	CDBG	\$30,000
PF-1 (26)	YWCA of Knoxville Facility Renovation	420 South Cruze Street Knoxville, TN 37915	Fencing and HVAC improvements at the Phyllis Wheatley Center Facility, which provides child care, youth services, senior citizen programming, and a variety of other services to the community.	CDBG	\$10,800
PS-1 (27)	Community Action Committee's Homeward Bound Program	2247 Western Avenue Knoxville, TN 37950	Use the City's ESG funds to provide essential services which include assistance in acquiring permanent housing with payment of first month's rent or utility deposits, bus tickets or gas vouchers for transportation to a job, tools, textbooks, uniforms, etc. CAC proposes to serve 350 people.	ESG	\$10,000

TABLE AP-I SUMMARY OF PROJECTS 2005-2006

S.O.N.** A.P.N.***	Project Name	Location	Explanation	Funding	
				Source	Amount
PS-1 (28)	Volunteer Ministry Day Center	306 West Jackson Avenue Knoxville, TN 37902	Provide ESG funds toward the operation and maintenance of the Day Center such as utility bills, phone bills, building maintenance, exterminator bills, etc. VM proposes to serve 3100 people.	ESG	\$50,000
PS-1 (29)	YWCA Transitional Shelter	420 West Clinch Avenue Knoxville, TN 37902	The following activities will receive funding under the City's ESG grant: \$1,150 to tile floors in residential rooms; \$7,500 in Essential Services for casework support; \$1,150 in Operations & Maintenance including staff support. Proposed benefit to 200 people.	ESG	\$9,800
PS-1 (30)	Child and Family TN-Kent C Withers Family Crisis Center	901 East Summit Hill Drive Knoxville, TN 37915	The following activities will receive funding under the City's ESG grant: \$3,500 in Essential Services to address the emotional needs of homeless women who enter the Crisis Center; \$6,000 in Operations and Maintenance of the facility including utilities, grocery and telephone expenses; \$3,434 to make parking area repairs to make a handicap accessible space. Proposed benefit to 325 people.	ESG	\$12,934
	EZ Projects	Empowerment Zone	Additional funds added to the Empowerment Zone Grant. These funds will be allocated to projects through the Partnership for Neighborhood Improvement priority setting and project selection process.	EZ	\$548,955
		Total			\$8,176,494.00

Part One: Developing and Implementing the Consolidated Plan

I. What is the Consolidated Plan?

The City of Knoxville carries out several federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the document that Knoxville submits to HUD as an application for the following programs:

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant Program (ESG)

The lead agency responsible for the development of the City's Consolidated Plan is the Community Development Division of the City's Department of Community and Neighborhood Services. The jurisdiction of the Consolidated Plan is the City limits of Knoxville.

The Consolidated Plan establishes a unified, coordinated vision for community development actions for the upcoming five years. It is a 5-year plan to address the needs of lower income neighborhoods and lower income residents of Knoxville. A element of the Consolidated Plan is its emphasis on citizen participation and the collaborative nature of the process. The City of Knoxville uses the input from its citizens and its community development partners to identify needs, develop strategies for addressing the needs, and undertake specific actions consistent with those strategies.

II. The Process for Developing the Plan

Consolidated Planning has been an ongoing process in Knoxville since 1994. Our efforts began with the preparation of the 1994 Round I Empowerment Zone (EZ) application. That planning process involved hundreds of citizens and agency staff in an effort to prepare a community-based comprehensive revitalization plan for the most distressed areas of Knoxville's central city.

Although that Round I EZ application was not successful, it did form the basis for the first Consolidated Plan, submitted in spring 1995, and it has helped to guide community development efforts in the City ever since. In 1998, Knoxville built upon the foundations laid in those earlier plans when it developed its successful Round II Empowerment Zone Strategic Plan. The planning for the Round II EZ once again involved hundreds of citizens and agency staff in public meetings and planning committees. These volunteers identified the most pressing needs facing the community and helped to develop workable economic development and community revitalization strategies to meet these needs. The resulting, *Prospectus for Empowerment*, the approved strategic plan for Knoxville's Empowerment Zone, and subsequent work on Zone Advisory Council (ZAC) priorities, continue to serve as the basis of the City's Neighborhood Revitalization Strategy for the Heart of Knoxville Empowerment Zone.

A. Data Gathering

Since the last Consolidated Plan in 2000 and since the start of the Empowerment Zone, results of the latest census (2000) have been made available. Census data forms the basis for much of basic needs information contained in the plan. Additional studies and plans used in the development of this plan include the following:

- Knoxville's Community Development Corporation's 2005 Public Housing Agency Plan
- Knoxville/Knox County's 2004 Continuum of Care for the Homeless
- Knoxville/Knox County Metropolitan Planning Commission's Technical Report Series including *Multifamily Housing Trends in Knox County*; *Knox County Population Projections, 2005-2030*; and *Knox County Demographic Trends*
- Knoxville/Knox County Metropolitan Planning Commission, *Consolidated Plan for Housing and Community Development Housing Market Analysis*, December 2004
- Comprehensive Housing Affordability Strategy (CHAS) data tables available on HUD's web site

These and other sources used in the development of the Consolidated Plan are referenced throughout the document. In addition, staff at the City and the Metropolitan Planning Commission have gathered information about resources and services available in the community and about unmet community needs.

B. Public Input and Consultations

To prepare for this new Consolidated Plan, Knoxville has also undertaken public input and consultations with agencies serving Knoxville's low- to moderate-income residents. The public input, described in more detail below, included surveys of residents as well as public hearings. Various efforts were made to broaden participation in the development of the plan to minorities, non-English speaking persons and persons with disabilities through the variety of locations and groups utilized for surveys and the City's extensive outreach mailing list.

1. Surveys – The City sent out nearly 1800 surveys to get input on needs and priorities. There were 2 surveys described below:

a) Resident Survey – Resident surveys were mailed to households who have applied for or received assistance from Knox Housing Partnership's FirstHome Training Program or the City's housing rehabilitation program, or who were on KCDC's waiting list for housing. Surveys were also provided to residents through in-person interviews, meeting participation, and displays in public places. The survey was made available at Empowerment Zone Advisory Council meetings, Council of Disability Issues, the East Tennessee Community Design Center, Public libraries, the Center for Neighborhood Development, John T. O'Conner Center, CAC Neighborhood Centers

and on the City web site. The surveys were at the CAC Neighborhood Centers the same week that Empty Stocking Fund applications were being taken at the Centers. 304 Resident Surveys were returned.

Analysis of the surveys showed the highest resident priorities to be sidewalks, crime prevention, cleaning up dirty lots, housing rehabilitation, street lighting and jobs. Moderate citizen priorities were homeownership, accessible housing, and construction of single-family housing. Survey questions and more detailed results are included at the end of this section.

b) Agency Survey – A second survey went to the City’s outreach mailing list and was designed to be answered by residents or agency representatives. This survey was responded to primarily by Agency representatives and is referred to as the *Agency Survey*. 86 Agency Surveys were returned, 53 of which said they represented an agency. Several agencies had more than one individual who completed a survey. The highest agency priorities were jobs, construction of single-family housing, homeless assistance, assistance for abused children, housing rehabilitation and energy efficiency. Moderate agency priorities were mental health, small business assistance, child care and service businesses.

2. Consultations

a) Consultation with other agencies and City Departments/Divisions with knowledge of the City’s public improvement and capital needs including the Metropolitan Planning Commission, the Public Service Division (includes codes enforcement) and Operations Department (includes Engineering and Building Inspections) and Parks and Recreation Division.

b) Consultation with KCDC, the City’s Housing Authority, in order to coordinate the housing needs assessment for the Public Housing Plan with the Consolidated Plan.

c) Consultation with other housing and social service agencies through a variety of means including the surveys, public meetings, phone calls etc.

d) Consultation with the Community Development Citizen Advisory Committee regarding the process for developing the plan.

Agencies who provided input on needs for the Consolidated Plan include:

- Knox Area Urban League
- Knox County Schools
- Legal Aid of East
- Economic Ventures
- East Tennessee Community Design Center
- Joy of Music School

Tennessee

- Neighborhood Housing, Inc.
- Pellissippi State
- Project Grad
- YWCA
- Teen Challenge of East Tennessee
- Comprehensive Community Care
- Salvation Army
- Senior Citizens Home Assistance Service
- Volunteers of America
- Knoxville Habitat for Humanity
- Knoxville Leadership Foundation
- Tennessee Conference for Community Development
- Knoxville's Community Development Corporation
- Knox County Association for Retired Citizens
- Knox Housing Partnership
- Knox County Health Dept.
- Knoxville Utilities Board
- National association for the Mentally Ill
- Second Harvest Food Bank
- Steps House, Inc.
- Child and Family Tennessee
- Senior Aids
- Knoxville-Knox County Community Action Committee
- Disability Resource Center
- Race Relations center

3. Summary of community issues identified by citizens and agencies during the survey process and December 7 public meeting

a) Housing concerns

- Rehabilitation and handyman services are highly needed
- Homeownership programs should be supported
- Energy efficiency and utility expenses are a great concern
- There is a need for rehabilitation assistance for people whose income is too high to receive assistance, but can't afford renovations on their own
- When building or rehabilitating housing, preserve the neighborhood's architecture and integrity

b) Special needs

- Mental illness is a growing concern, particularly for children and homeless persons
- Permanent supportive housing and comprehensive treatment is a necessity for homeless persons

c) Neighborhood improvements

- Sidewalk and street lighting improvements are critical
- Neighborhoods should be improved by addressing deteriorated properties and providing parks and green spaces

d) Miscellaneous concerns

- Crime reduction and prevention is critical
- Traffic control and calming is a problem within the City
- Helping people age in place is a growing concern
- Family stabilization services are needed: better paying jobs, affordable child care, credit counseling, health care

e) Possible areas to target funding

- Lonsdale
- Five Points
- East Knoxville
- South Knoxville

C. Public Meetings and Hearings

1. Input on Community Needs – The City held a public meeting on December 7, 2004 to get input on community needs and priorities for use in developing the City's new Five Year Consolidated Plan. The meeting was held at 3:00 p.m at the Magnolia campus of Pellissippi State Community College. This facility is accessible to persons with disabilities. An advertisement announcing the date and locations of the public hearing appeared in the Knoxville-News Sentinel on Thursday, December 2, 2004. A copy of the advertisement is included in the Appendix. A letter announcing the public hearings was sent to nearly 700 community leaders and agency representatives on November 17, 2004.

At the hearing, City staff presented information about the purpose of the Consolidated Plan, the planning process, and the amount of federal funds expected to be available for the upcoming year. City staff also provided attendees with a schedule of upcoming events and deadlines related to Consolidated Planning. This meeting was also used to obtain

input for a Consolidated Plan Amendment. The attendees were broken into groups and then asked to offer comment on the following issues:

- a) Community Development funds can be used for a wide range of activities including rehabilitation of substandard housing, public service activities, and public improvements such as parks. What community needs should be a priority?
- b) What geographic areas should be a priority for expending community development funds?
- c) The City desires to add \$344,723 in prior year unspent funding to Blighted Corridor Redevelopment to be used for commercial industrial rehabilitation, public improvements, and land acquisition. What comments do you have with respect to the amendment?
- d) Other comments

This public meeting generated a wide variety of comments and suggestions that were used to identify needs and priorities. The comments we received for each issue are listed at the end of this section.

2. Feedback on Priorities

Having analyzed market and demographic data, survey results, public meeting input and other consultations, Community Development Staff proposed priorities for the Consolidated Plan. The results of the surveys and City's preliminary analysis of needs and priorities was presented at 2 public meetings, one in conjunction with a COIN meeting on January 10 and a second on January 11, in order to obtain feedback on the City's proposed priorities. The COIN meeting was held at the L.T. Ross Building at 2247 Western Avenue at 5:45. The Public Meeting was held the following day, also at the L.T. Ross Building at 10:00 a.m. This facility is accessible to persons with disabilities. At this meeting, City staff announced the schedule for accepting subrecipient proposals. Lists of attendees at the public meetings are included in the appendix.

An advertisement announcing the date and locations of the public hearing appeared in the Knoxville-News Sentinel on January 2 and January 9, 2005. A copy of the advertisement is included in the Appendix. A flyer announcing the public hearings was sent to 600 persons.

The following comments were received at the COIN Meeting:

- Who is eligible for CDBG funds?
- Surprised education not mentioned in priority concerns
- Food and shelter may just be higher priorities
- Mass Transit also should have been included

- Green space and park space should be included in neighborhood stabilization
- Are houses being compared in the EZ and outside the same square footage?
- Low-income, debt-burdened homeowners – are they still paying a mortgage, or are they older and own their homes already?
- Affordable childcare is also an issue. Debt burdened families may be paying a lot for childcare.
- Healthcare issue also plays into it.
- Will this information impact the Dept of Neighborhoods as a whole, and will it impact the new Dial 311 program?
- Did traffic calming come up in the center city?
- There is a traffic calming issue off Magnolia.
- Make sure this information is shared with the entire Dept of Neighborhood Services; also Engineering Department.
- Traffic calming is an issue in East Knoxville. Inadequate garbage pickup and overgrown trees and potholes will slow you down...
- Reducing isolation of income groups will be a difficult issue.
- Does the decision on Smith-Coughlin house have an impact on the historic properties noted in the high priorities?
- Do we know within the county how the growth of various demographic groups breaks down?
- Don't put 100-unit condominium in South Knoxville.
- Coordinate transportation and construction projects better.
- How many surveys were returned?

The following comments were received at the January 11 Pubic Meeting:

- Population growth actual numbers may have more relevance than percentages.
- Is the city involved in a plan for highest and best use re: zoning and housing?
- Is all of the grant money HUD money?
- Can funds be spent to monitor areas that are at risk of becoming blighted – prevention rather than waiting until “massive redevelopment” is necessary?
- Dirty streets and neighborhoods in East Knoxville (litter and trash)
- Would Individual Development Account (IDA) programs work with the ADDI program?
- Issue of predatory lending
- Could be masked in general credit issues in survey

- Crime is an issue. Can City do things to unite communities against crime?
- Were there comments about youth in the surveys?
- Was survey data analyzed to look at where the comments came from?
- How will the City address the Minority Business Enterprise issue?
- Utilities are an issue still.
- What are some of the improved economic opportunities programs happening as part of community development?
- Resources to help Ex-offenders get back into the community are needed.

D. Request for Proposals Process

In January 2005, the City issued a request for proposals from organizations seeking CDBG funds for the year beginning July 1, 2005. The applications developed by the City described the priorities for the upcoming year based on the Consolidated Planning process and outlined the criteria upon which the proposals would be evaluated.

On Thursday, January 27, 2005, City staff conducted a technical assistance workshop from 4:00 p.m. to 4:00 p.m. at the Williams creek Golf “Wee” Course, at 2335 Dandridge Ave. A list of the attendees at this meeting is included in the Appendix.

The City received 23 proposals requesting a total of \$1.11 million of CDBG funds. Based on the criteria outlined in the applications, staff and a review committee evaluated the proposals and made recommendations for funding. The recommended projects are part of the strategy for implementing the Consolidated Plan.

In February, the City issued a request for proposals from organizations seeking ESG funding for the year starting July 1, 2005. The request stated the eligibility criteria and stated the selection of proposals would be based on the extent to which the proposal supports the goals identified in the 2004 Knoxville/Knox County Continuum of Care for the Homeless; the capacity of the applicant’s organization to carry out a quality program/project within a one year contract period; and the availability of other resources and match needed to carry out the program/project. A total of \$294,388 in funding requests was received. A review committee made recommendations that are included as part of the Consolidated Plan Strategy.

E. Public Comment Period

The draft Consolidated Plan was made available for public comment on Tuesday April 5, 2005 for a 30-day period. This was announced in the Knoxville News Sentinel on Sunday April 3, 2005 and Wednesday April 6, 2005. Also announced was a Public Hearing for the purpose of obtaining comments on the draft plan. A Copy of the announcement is included in the

appendix. A flyer announcing the meeting was also mailed to approximately 670 persons on the Outreach mailing list on April 6, 2005. In addition, the announcement and draft plan were available on the City's web site.

The hearing was held on Thursday, April 14 at 10:00 a.m. at the L.T. Ross Building. The list of attendees is included in the Appendix. The following comments were received at the public meeting:

- *Comment:* Is Mary James Park in the EZ? The draft plan stated that sidewalk improvements adjacent to Mary James Park would be in the Empowerment Zone. One attendee questioned this based on her knowledge of Empowerment Zone boundaries.

Response: Staff responded that they would check into this. As it turns out, Mary James Park is several blocks away from the Empowerment. The final plan has been corrected to note that these improvements are in the South Haven neighborhood, with the reference to the Empowerment Zone removed.

- *Comment:* How are sidewalk priorities established for CDBG and other funding sources?

Response: Priority for sidewalk improvements will be the parental responsibility zones within the Empowerment Zone

- *Comment:* Can we do sidewalk repairs?

Response: Maintenance and repair of sidewalks, such as filling cracks, is not eligible. More major work, such as sidewalk construction and replacement would be eligible.

- *Comment:* What is the scope for ESG funding?

Response: ESG funds will be used to fund organizations that provide services for the homeless. The specific projects are identified in the action plan.

- *Comment:* How to apply for housing rehab for own home & to fix up other homes?

Response: To get on the waiting list and to get additional information, call 215-2120.

- *Comment:* What is the scope of 5th Avenue Motel project?

Response: Funding is included in the budget to assist with acquisition and rehab of this structure. It will be a mixture of low-moderate income and market rate units.

- *Comment:* What will be done with Rental Rehab?

Response: Funding is included in the action plan to provide rental rehab funding for the rehabilitation of 1-4 units structures. In addition, there is funding allocated for the Fifth Avenue Motel and rehabilitation of one of the Pleasantree apartment houses.

- *Comment:* Homeless people w/ felonies do not qualify for our programs. Anything in Plan to address this problem? Need sweat equity or similar program to make housing available.

Response: Community Development programs do not have a restriction for homeless persons with felonies; however we recognize this population has a difficult time qualifying for housing. Strategies being developed for Continuum of Care for the Homeless and the Ten Year Plan to End Chronic Homelessness will address issues such as this. Programs such as CAC's Homeward Bound Program, which is funded with ESG funds, assist homeless persons with obtaining housing. In addition, a representative of KCDC present at the meeting, will see if KCDC can assist the attendee who was having trouble getting housing.

- *Comment:* Have we surveyed the homeless population to get their input on how we're using funds?

Response: Homeless persons are surveyed every two years as part of the study on homelessness conducted by Dr. Roger of the UT College of Social Work and sponsored by the East Tennessee Coalition for the Homeless. This input is used in the development of the Continuum of Care for the Homeless and the homeless needs and strategies portions of the Consolidated Plan.

- *Comment:* Energy affordability was a big focus in previous meetings and comments. Need to stress this in Plan & funding.

Response: Energy efficiency standards are included in Community Development's Neighborhood Housing Standards, which are the standards for homes rehabilitated through the City's housing rehabilitation programs. City staff will work with KCDC and KUB staff to review the existing rental rehab program guidelines to see if we can get greater participation by Section 8 landlords and increase energy efficiency for Section 8 properties.

No additional comments were received.

F. City Council Approval

The Plan was submitted to City Council for approval at its May 10, 2005 meeting. A copy of the approved resolution is included in the Appendix.

III. Institutional Structure for Carrying Out the Plan

This Consolidated Plan will be carried out through the collaborative efforts of numerous organizations. The City of Knoxville will take the lead in implementing the housing and community development plan. It will be assisted in these efforts by several other entities including public agencies, a variety of nonprofit subrecipients and Community Housing Development Organizations (CHDOs), for profit and nonprofit housing developers, lending institutions and housing counseling agencies.

There are several coordinating bodies that the City partners with and is represented on that take responsibility for significant areas of the City's community development efforts. These include the Partnership for Neighborhood Improvement, which is the governing board for the Empowerment Zone; the East Tennessee Coalition for the Homeless, which is responsible for the Continuum of Care for the Homeless; and the Equality Coalition for Housing Opportunities, which takes the lead in organizing projects to promote equal housing opportunities.

A. Descriptions of our partners in carrying out the Plan.

1. The Lead Entity: City of Knoxville

The City of Knoxville Department of Community and Neighborhood Services, Community Development Division is the lead entity responsible for overseeing development of the Consolidated Plan. Community Development will monitor and report on Consolidated Plan performance for the City, and determine if applications for funding are consistent with the Consolidated Plan. The Department of Community and Neighborhood Services is responsible for oversight of services that directly affect the quality of life of citizens including parks and recreation, community development, coordination of transportation and public services. The Community Development Division administers a variety of programs geared toward the revitalization of Knoxville's low-to-moderate income neighborhoods. In order for resources to have the greatest impact, the division targets its programs to strategy areas and/or redevelopment areas that are selected periodically. The division's work primarily falls into the following categories:

- Programs to improve housing conditions and opportunities for lower-income homeowners, tenants and first-time homebuyers as well as assistance to organizations serving Knoxville's homeless population.
- *A Fair Housing Program* to promote equal opportunity in housing and to investigate complaints of housing discrimination in Knoxville.
- Activities that identify vacant, blighted or problem properties and seek developers to return them to productive use.
- Support for programs that assist neighborhoods in identifying and solving their own problems.
- Support for programs that provide training and employment to lower-income citizens or to assist lower-income citizens in starting small businesses.

- Coordination of the city's participation in the Knoxville Empowerment Zone.

Community and Neighborhood Services, through its Community Development Division, is the department responsible for administering federal community development, housing and homeless funds that the City receives as an entitlement city and which are covered by the Consolidated Plan. These funds include the Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Shelter Block Grant. This Department is also the City agency assigned to undertake day-to-day management of the City's responsibilities related to the Knoxville/Knox County Empowerment Zone. Community Development, with assistance from other City divisions and departments, oversees compliance with the EZ grant agreement and acts as fiscal agent for the EZ.

Community Development works closely with the other divisions of Community and Neighborhood Services, Parks and Recreation and Public Services, to implement the Consolidated Plan. Activities included in the Consolidated Plan that will be coordinated with the other divisions include:

- Elimination of blighted properties – Community Development works closely with the Public Service Division, particularly Codes Enforcement, to identify and deal with blighted properties. These properties are taken to the Better Building Board to obtain orders certifying the property as Blighted, after which the City may use eminent domain authority to acquire the property.
- Sidewalks – Working with Public Service, Community Development will provide CDBG funds for sidewalks in parental responsibility zones.
- Neighborhood Improvements – Community Development will coordinate with Parks and Recreation to carry high priority public improvement projects as part of the neighborhood revitalization strategy. Examples are to Claude Walker Ballfield including sidewalk improvements, restroom renovation, parking lot expansion, lighting improvements and ADA renovations; and to complete sidewalk improvements adjacent to Mary James Park in the South Haven Neighborhood.

2. Other Public Institutions

- ***Knoxville's Community Development Corporation (KCDC)*** – Knoxville's Community Development Corporation (KCDC) is the public agency responsible for administering affordable public housing and rental assistance programs for qualifying citizens. In addition, the authority serves as the city's redevelopment agency in specially designated areas of Knoxville. It is governed by a seven-member board which is appointed by the mayor.

As the local public housing authority for the City of Knoxville, KCDC is the major provider of affordable housing and is integral to meeting the City's housing needs. KCDC owns and maintains all the public housing units in the jurisdiction.

KCDC owns, manages and maintains close to 4,000 rental units throughout the city. These units are located in 12 public housing sites, a KCDC owned Section 8 development, and in the HOPE VI development area. KCDC also administers Rental Assistance programs, including 2,803 vouchers and 144 Section 8 Mod Rehab units. KCDC's housing plans and programs are described in their Agency Plan, which is included as an appendix to this Consolidated Plan.

As the City's Redevelopment Authority, will develop redevelopment area plans and acquire designated properties in order to assist the City in carrying out the Consolidated Plan Strategies. The City and KCDC work together to coordinate revitalization efforts. KCDC is a major participant in the Empowerment Zone and is lead implementer for several projects. KCDC and the City also coordinate their homeownership efforts, so that KCDC residents coming through self-sufficiency and Section 8 for Homeownership Programs can participate in homeownership opportunities that are part of the Consolidated Plan.

- ***Knoxville/Knox County Metropolitan Planning Commission (MPC)*** - MPC researches and analyzes housing related information for technical reports and long range planning documents. They maintain a GIS computerized mapping and information system as well as a neighborhood data base. MPC also conducts historic sites surveys and conducts local historic reviews under the City's Memorandum of Agreement with the State Historic Preservation Officer.

MPC is responsible for zoning and subdivision regulations. MPC develops short and long range plans for all City and County sectors and works closely with the City and the County in the development of plans and strategies for neighborhood improvement.

MPC provided significant staff support for the development of the Empowerment Zone Strategic Plan and the ongoing planning and evaluation efforts related to the EZ.

- ***Knox County Community Development*** - This is the County's lead entity for the development of priorities and strategies for the Consolidated Plan for Knox County. KCCD is responsible for administering federal housing funds which the County receives as an entitlement. These funds include the Community Development Block Grant Program and HOME funds received from the State. Knox County, through KCCD, is a sponsoring entity of the Knoxville/Knox County Empowerment Zone. KCCD also frequently partners with the City's Community Development Division on outreach and program efforts. KCCD and the City worked together to develop consistent guidelines for the new American Dream Down Payment Assistance Program (ADDI).

- ***Tennessee Housing Development Agency (THDA)*** – THDA is the State Housing Finance Agency and is the entity responsible for developing the Consolidated Plan for the State of Tennessee. THDA previously offered funding through a State Housing Trust Fund called “HOUSE,” which is no longer operational. However, the City still receives program income from loan repayments from this program, which can be used as match for the HOME Program, and other low-moderate income housing activities. THDA provides below-market rate mortgage loans using tax exempt financing. These loans are originated by local lending institutions and mortgage companies. THDA is also the agency responsible for administering the Low Income Tax Credit Program, State HOME and ADDI funds, and statewide Section 8 rental assistance.
- ***Knoxville-Knox County Community Action Committee (CAC)*** - CAC is a public agency serving the citizens of Knoxville and Knox County especially seniors, low to moderate income families, the unemployed and underemployed, persons with disabilities, and other individuals with special need for services. CAC operates a variety of service programs and is an important link in the coordination of social services and housing. It has been the designated Community Action Agency for Knox County since 1964. It has more than 35 years of experience bringing together public officials, the community at large, and low-income representatives to address difficult and important community problems.

As a CDBG subrecipient, CAC has been the City’s primary entity for implementing minor and emergency home repairs as part of its housing and community development strategy. CAC housing programs include the *Minor Home Repair* program which is funded by both the City and the County as well as the Affordable Housing Trust Fund, a *Weatherization* program, and *Energy Assistance*.

CAC’s *Homeward Bound* programs are a major component of the Continuum of Care for the Homeless Strategy. *Homeward Bound* provides basic skills, GED, literacy, comprehensive family development planning, life skills development, budgeting, employability, and supportive services to allow the very low income at risk of homelessness to develop career-oriented skills, permanent housing, and self-sufficiency. Funding for Homeward Bound includes both the Emergency Shelter Grant and Continuum of Care Homeless Assistance funding.

CAC operates the West, South and East *Neighborhood Centers* to provide emergency services, case management, information and referral, and a range of social services to limited income people. CAC assisted in gathering survey input for the Consolidated Plan at these Neighborhood Centers. The L.T. Ross Building, which houses CAC’s main office and many of their programs, is managed by CAC and is often the site for Community Development’s public input meetings.

- ***University of Tennessee Agricultural Extension Service*** – One of the programs offered through this service is a THDA approved homebuyer training class. This is one of four organizations partnering with the City to provide homeownership training for applicants for ADDI down payment assistance.
- ***Middle Tennessee State University***– MTSU is a grantee under HUD’s Lead Based Paint Elimination Program. They offer grants to remove lead hazards in eligible properties throughout the State. MTSU and the City have a Memorandum of Agreement where MTSU will fund the lead costs in homes being rehabilitated through the City’s Housing Rehabilitation Programs when eligible. For the most part, MTSU targets the funds to homes that are occupied by low/mod families with children under 6.

3. Community Foundation

- ***East Tennessee Foundation*** – Founded in 1986, East Tennessee Foundation (ETF) is a public 501(c)(3) organization and is a permanent community endowment dedicated to connecting caring donors with social needs and opportunities to enrich lives and strengthen communities. ETF is the fund administrator for the Affordable Housing Trust Fund and the Community Investment Fund. The Affordable Housing Trust Fund was created by Ordinance of Knoxville’s City Council. City Council appointed the East Tennessee Foundation to administer the fund which supports the production, preservation and rehabilitation of housing for low income families and will create and preserve homeownership opportunities for these households. The Affordable Housing Trust Fund Advisory Board has 11 members. Four members are appointed by the Mayor and subject to confirmation by City Council and three members are appointed by the Partnership for Neighborhood Improvement and four members are appointed by KCDC. This fund assists the City in carrying out its strategies for Homeownership and has annually received a general fund appropriation.

The Community Investment Fund (CIF) was initiated by PNI and initially capitalized with investments by six banks (First American Bank (now AmSouth), First Tennessee Bank, First Vantage Bank, Home Federal Bank, NBC Knoxville Bank, and SunTrust Bank). The purpose of the CIF is to provide low-interest short-term predevelopment, development, construction, and economic development loans to nonprofit and for-profit housing and community-based development organizations. A Loan Committee reviews and makes decisions on applications to the fund; investors to the fund appoint four members to the Loan Committee, while PNI appoints the remaining three members. Borrowers of these funds often use them as the private leverage for Community Development funded projects

4. Non-Profit Housing Organizations

The City works with many nonprofit organizations in carrying out its housing strategy. These include Community Housing Development Organizations (CHDO's) and other nonprofit housing developers, CDBG subrecipients and organizations providing housing counseling and training.

- ***Knox Housing Partnership*** - KHP is a nonprofit organization formed in response to the local problems of substandard housing conditions and lack of affordable housing opportunities for low income households. Founded in 1990, Knox Housing Partnership is a 501(c)(3) charitable corporation and is a member of Neighborhood Reinvestment Corporation's Neighborworks® network. KHP is one of seventy-five national HomeOwnership Centers that offers services in homebuyer education, financial literacy, pre and post-purchase housing counseling, second mortgage financing for downpayment assistance and remodeling, and housing and community development. KHP is also designated as a Community Housing Development Organization (CHDO) for Knox County and the City of Knoxville.

The mission of the Knox Housing Partnership is: *Enhancing communities through quality housing and building wealth through homeownership*. Board members include: lenders, government, the private housing industry, major corporations, for-profit developers, nonprofit developers, foundations, community and social action agencies, community representatives and advocates, legal representatives, and at-large representatives.

In addition to its Homeownership Center activities, KHP carries out project development, including both new construction and rehabilitation for sale as well as for rental. KHP rental properties consist of 31 single family rental houses, a 40 unit apartment project for seniors, and a 48 unit project based section 8 apartment building. As part of their efforts to enhance communities, KHP has purchased 5 houses in Parkridge community and has completed the renovation of one and started the renovation of another house, both in the 1600 block of Jefferson Avenue. KHP is also a participant in the Five Points Housing Task Force which is working to develop housing in the Five Points community.

KHP is a CDBG subrecipient as well as a CHDO. City CDBG helps fund the homeownership education and financial fitness classes. In addition to serving other participants, these classes provide financial fitness services to applicants for the City's homeowner rehab program and homebuyer training for applicants for ADDI down payment assistance.

- ***Neighborhood Housing, Inc.*** - Neighborhood Housing, Inc. is the housing ministry of Knoxville Leadership Foundation. Neighborhood Housing's goal is to help restore community pride by improving the condition and appearance of old homes, and by building affordable new homes to encourage home ownership. By serving as a catalyst to revive pride and interest in the community they hope to encourage residents to revitalize their urban neighborhoods. Neighborhood Housing has primarily targeted Knoxville's inner-city Empowerment Zone neighborhoods for its housing efforts.

NHI is a City CHDO, receiving both operating and development HOME funds. NHI is also a current CDBG subrecipient. NHI's Affordable Housing Program builds modestly priced homes and offers assistance with the purchase price. Their goal is to build enough new homes in clusters, and place healthy homeowners in them, to have a positive impact in the community. NHI is participating in an effort to develop new housing in the five Points community. Operation Backyard is designed to provide free home repairs for low-income homeowners in Knoxville. The program receives funding from a US Department of Housing and Urban Development (HUD) block grant through the City of Knoxville and/or a grant from the East Tennessee Foundation's Affordable Housing Trust Fund.

- ***Tennessee Conference for Community Development*** – This organization is the City's newest CHDO. Their mission/purpose is to become a conduit to social, cultural and economic change by becoming a funding and mentoring agency to faith based and community organizations that are seeking to enhance their community in the areas of youth enrichment, health and social services, economic development, housing development, including decent housing that is affordable to low and moderate-income families. Their plan in the area of housing development includes providing (and partnering with other's to provide) financial fitness training and housing education training. They will work closely with the potential homebuyers. Houses will be built once a homebuyer is pre-qualified for a mortgage and has selected a house and location. They are also looking at lease/purchase options. TCCD is planning a mixed income development in the Five Points neighborhood and will use CHDO funds when the homebuyers fall under the income limits.
- ***Knoxville Habitat for Humanity*** - Knoxville Habitat for Humanity builds homes with the help of Covenant Partners who sponsor houses providing funding and volunteer labor. Homebuyers are low to moderate income households who are able to pay a 20 year mortgage at 0% interest, have a need for housing, and are willing to partner with Habitat through sweat equity and attendance at homeownership classes that include budgeting and home maintenance training. Knoxville Habitat is an affiliate of Habitat for Humanity International. The ultimate goal of Habitat is to eliminate poverty housing and homelessness from the face of the earth by constructing and building adequate and basic housing. Knoxville Habitat for Humanity has been the primary developer of lots acquired and sold through the Blighted Property/Homemakers activities, contributing significantly to the revitalization efforts in Mechanicsville, Vestal and Five Points.
- ***Knox Heritage, Inc.*** - The Knox Heritage is dedicated to the preservation of our architecturally or historically significant buildings and places. Knox Heritage, partnering with The National Trust for Historic Preservation, The Partnership for Neighborhood Improvement and The East Tennessee Foundation, is working as a preservation developer in the Parkridge, Old North Knoxville, and Fort Sanders neighborhoods. They offer historic properties completed to buyer specifications. This program receives operational funding from the Empowerment Zone grant and assistance from Community Development housing staff in preparing work specifications and cost estimates.

- ***Knoxville Area Urban League (KAUL)***- Knoxville Area Urban League has many housing related programs including Budget and Credit Counseling, First Time Homebuyers Training, Default Mortgage Counseling, and Predatory Lending education. KAUL is one of four counseling agencies partnering with the City to provide first time homebuyer training for ADDI applicants.
- ***Consumer Credit Counseling Service of East Tennessee (CCCS)*** - Through their housing counseling program, CCCS provides counseling for first-time homebuyers, counseling for THDA mortgage programs, foreclosure prevention, and negotiating rent problems. CCCS is one of four counseling agencies partnering with the City to provide first time homebuyer training for ADDI applicants.

5. Nonprofit Organizations Assisting with Input, Design, Coordinating and Technical Assistance

- ***Community Development Citizens Advisory Committee*** – The Community Development Advisory Committee serves to enhance the Community Development Division's public input process, to improve communications, and to leverage and coordinate Community Development programs with other resources. The Advisory Council is a sounding board to discuss proposed Community Development programs and activities. This provides an additional way to promote citizen input while Community Development programs are being developed, and to coordinate those programs with other departments and agencies. Members are appointed by the Mayor and represent Knoxville's neighborhoods, agencies that frequently work with the Community Development Division, as well as representatives of other City departments and divisions. The CDAC meets at least quarterly.
- ***Partnership for Neighborhood Improvement*** – PNI was formed as part of an effort to encourage cooperation among the public sector, the financial community, other private sector entities, and Knoxville's low- to moderate-income neighborhoods, to develop new resources for improvement of Knoxville's low- to moderate-income neighborhoods. Under a Memorandum of Agreement with the City, PNI is the governing board of the Knoxville/Knox County Empowerment Zone and, as such, is responsible for overseeing and implementing the EZ Strategic Plan, the *Prospectus for Empowerment*. The PNI Board is composed equally of residents of Knoxville's low- to moderate-income neighborhoods (especially the Empowerment Zone neighborhoods) and resources from the broader community. Before any programs or projects are approved for Empowerment Zone funding, they are developed through the PNI planning process and recommended to the City by the PNI Board of Directors.

- ***East Tennessee Community Design Center*** - The mission of the East Tennessee Community Design Center is to make East Tennessee a better place to live and work by bringing design and planning assistance to communities lacking resources. The purposes of the East Tennessee Community Design Center are: 1) to provide architectural, planning and related technical services to groups unable to obtain them otherwise; 2) to develop community involvement in comprehensive community planning; 3) to investigate new concepts in low-income housing; 4) to help citizens evaluate concepts and programs related to renovating neighborhoods; and 5) to encourage and assist community economic development. The Design Center is working in partnership with the City and University of Tennessee School of Architecture to bring about new innovative housing in Lonsdale. The Design Center is a CDBG subrecipient.
- ***Center for Neighborhood Development*** - The Center for Neighborhood Development works to build the capacity of community-based organizations to improve their neighborhoods. CND provides assistance to neighborhoods in organizing, planning, and projects to improve neighborhoods. CND was responsible for the organization of six Zone Advisory Councils (ZACs) which have been the primary means of expanding community involvement and citizen participation in the Knoxville/Knox County Empowerment Zone. CND has also helped several neighborhoods develop plans through their *Transforming Neighborhoods Together* Program.

CND has been a CDBG subrecipient, and for 2005 will be receiving CDBG funds to implement the *Neighborhood Builders College*, a program recommended through the Empowerment Zone.

- ***Council of Involved Neighborhoods*** - COIN is a coalition of neighborhood organizations joined together in support of each other. Its primary purpose is to enhance the quality of life in Knoxville's neighborhoods. COIN appoints half of the members of the Partnership for Neighborhood Improvement Board of Directors and also appoints members to the PNI EZ Planning and Implementation and Evaluation Committees and the Center for Neighborhood Development Board of Directors. COIN provides one means for the City to bring its programs to and obtain input back from neighborhood residents.
- ***Zone Advisory Councils (ZAC)***- Six ZACs were created with the implementation of the Empowerment Zone Strategy. With assistance from the Center for Neighborhood Development, these ZACs had responsibility for organizing, monitoring, evaluating, and setting priorities for their designated areas. The ZACs each completed a report defining their priorities. This information has been used by both PNI and the City for making planning and funding decisions in the Empowerment Zone. Though most of the original ZAC work is now complete, they continue to serve as a means of

community input and evaluation. They also assist with implementation by recommending members for committees and task forces, identifying problem properties, and helping to develop non-EZ funded ideas.

- ***The East Tennessee Coalition for the Homeless*** - The Knoxville Coalition for the Homeless was established in 1985 by the Knox County Executive and Knoxville's Mayor to work towards the elimination of homelessness in Knoxville. The Coalition is made up of representatives of the different housing and service providers for the homeless, as well as local government and current or former members of the homeless community. In addition to coordinating the provision of shelter and services to those who do not have a permanent place to live, the Coalition has developed a clear understanding of the level of the homeless problem in Knoxville and Knox County. This has been done through the sponsorship of several studies since 1985. It has also been an important forum for communication among the members of the community who work to improve the lives of the homeless. The Coalition sponsors biannual counts of the homeless as well as development of the Continuum of Care for the Homeless. The Coalition recently changed its name to the East Tennessee Coalition for the Homeless and is pursuing 501(c)(3) status. The organizations involved in the Continuum of Care process are described in the Continuum of Care for the Homeless, which is included as an attachment to this Consolidated Plan.
- ***Equality Coalition for Housing Opportunities*** (formerly Community Housing Resource Board) - ECHO is comprised of persons who represent housing-related organizations, social service agencies, educational institutions, and advocacy groups. The ECHO is committed to promoting housing equality through the implementation of special projects which market equal opportunity legislation. ECHO is a co-sponsor of the Fair Housing and Equal Opportunity Conference and the Brotherhood/Sisterhood Essay Contest.

6. Other Nonprofit CDBG Subrecipients

Most years, the Community Development Division issues a request for proposals for CDBG funding. There are a few nonprofit organizations that have received this funding for multiple years as they have successfully helped the City deliver core parts of its strategy. Others may receive one-time funding particularly when the funding is for capital improvements. Additional CDBG subrecipients for the 2005-2006 program year include: Crutcher Memorial Youth Center, Joy of Music School, East-side YWCA, Knox Area Rescue Ministries, and Child and Family Tennessee. ESG subrecipients are described in the Homeless Section.

7. Empowerment Zone Implementers

Each Empowerment Zone activity has a lead implementer responsible for administering that particular project or program. To date, the EZ implementers include: City of Knoxville, Center for Neighborhood Development, Pellissippi State Technical Community College, Knoxville-Knox County Community Action Committee, Knoxville Area Urban League, Technology

2020, KCDC, Partnership for Neighborhood Improvement, Knox Heritage, Inc., Commonwealth Mechanicsville Partners, BDT Development and Management, Inc., Economic Ventures, Inc., Pellissippi State Small Business Development Center, Project Grad and Beck Cultural Center.

8. Private Industry

A variety of for-profit entities assist the City in carrying out its Consolidated Plan strategy. Some of the major players include:

- ***Construction Contractors*** – The Community Development Division maintains a registry of contractors that are provided for participants in the Housing Rehabilitation Programs. These Contractors must pass a review and approval process before being included on the list. There are currently 19 contractors on the active bidding list.
- ***Banks and other Lending Institutions*** – Community Development Housing Programs are designed to leverage private financing. The COMBO Loan Program for homeowner rehabilitation, the Rental Rehabilitation Program, the HOPE 3 for Homeownership Program, and the ADDI Down payment Assistance all rely on private financing to make projects work. Banks and other lending institutions provide first mortgage financing and home improvement loans in combination with City programs. Many of the lending institutions have in-house programs designed especially for low-moderate income borrowers and first-time homebuyers and bring additional affordable housing funds to the area through the Federal Home Loan Bank Affordable Housing Programs. Local lenders have taken a leadership role in development of and ongoing participation in many of the local partnership organizations including Partnership for Neighborhood Improvement, Knox Housing Partnership, and Center for Neighborhood Development.
- ***Private Developers*** - Several of Community Development's strategies depend on private for-profit as well as non-profit developers to help carry out the strategy. The Homemaker's Program offers vacant lots and houses to entities who will redevelop the property, primarily for residential use. The Rental Rehab Program offers financing for rental property owners who will rehabilitate their properties for affordable housing. The Facade Improvement Program relies on private property owners willing to make exterior improvements to their buildings. Private developers are selected through an RFP process or an application process. The Empowerment Zone Program offers examples of large commercial developments carried out by private developers, such as BDT Development, the developer for the Five Points grocery and related commercial development.

B. Assessment of the strengths and gaps in the delivery system

1. The major strengths of our delivery system include:

- The multitude of organizations providing housing, housing assistance and community development services in Knoxville that are capable of delivering the essential services to households in need.
- The commitment of the organizations to serve and their cooperative spirit and willingness to participate in partnership efforts.

2. Major gaps that exist include:

- There is uncertainty over the future funding of Community Development Programs and of the Empowerment Zone
- We could use additional private sector participants to develop blighted properties through the Homemakers Program and to improve rental housing through the Rental Rehabilitation Program.
- We need additional contractors who are certified to perform lead abatement work.
- Funding is more available for housing development than for operations and services needed to support housing for the homeless and populations with special needs.
- Additional funding is needed for the Section 8 Rental Assistance Program. Affordable rental housing is being produced through many programs including the Low Income Tax Credit Program, Rental Rehab Program, Homemakers and others. However, even at restricted rents, these units are generally not affordable to extremely low income tenants without additional rental assistance.

3. The organizational relationship between the jurisdiction and the public housing authority

The Public Housing Agency (PHA) for the City of Knoxville is KCDC (described above). KCDC is governed by a seven-person Board of Commissioners (including one resident Commissioner) appointed for staggered terms by the Mayor of the City. The Board appoints an Executive Director (President/Chief Executive Officer) who is charged with the day-to-day operations of the Corporation, and with Board approval, the development of operating policies and practices consistent with applicable federal, state, and local rules and regulations. KCDC employs approximately 250 regular, full-time employees. There is no relationship between the City and KCDC regarding hiring, contracting, and procurement. The City reviews KCDC's five year plan and annual plan before they are submitted to HUD. These plans include KCDC's proposed capital improvements and other public housing plans such as demolition and replacement of public housing units. The City provides recreation/community centers in several KCDC developments. KCDC carries out redevelopment plans on behalf of the City and has a longstanding agreement to act as acquisition agent for the City.

IV. Monitoring the Plan

The Community Development Division Director and Community Development Administrator oversee the planning and budgeting process to ensure that projects are developed consistent with grant requirements. This planning process also ensures that each funded

project is consistent with the Consolidated Plan and makes progress toward identified community development objectives. The Community Development Administrator reviews expenditures and periodically request drawdowns against grants. These periodic reviews ensure that projects are being completed in a timely manner and that the expenditure deadlines for various grants are being met. A Community Development Project Manager monitors progress of projects and subrecipient contracts.

For housing activities, all applications for assistance are analyzed by Finance Specialists for compliance with program guidelines. Rehabilitation Specialists provide detailed specifications for ensuring that the activity meets Neighborhood Housing Standards and cost estimates to ensure that construction bids are reasonable and allowable. Each case is reviewed and approved by a second Senior Finance Specialist to ensure accuracy and compliance with financial standards. During the construction process, all activities are monitored by Rehabilitation Specialists for compliance with the terms of the construction contract and Neighborhood Housing Standards. Project Specialists conduct any required environmental reviews or Davis-Bacon labor monitoring.

For subrecipient contracts, the contract monitor drafts a scope of service consistent with regulations and with the Consolidated Plan. This draft is reviewed by the Project Manager to ensure compliance with applicable plans and regulations. The City Law Department prepares a contract consistent with applicable laws and regulations. Each contract, which is typically on a reimbursement base, is assigned to a contract monitor who reviews expenditures for eligibility and reasonableness and approves invoices for reimbursement. For invoices under the Empowerment Zone grant, two staff members must review an invoice prior to payment. Payments must be approved by the Community Development Division Director or Community Development Administrator. The contract monitor also oversees implementation of the funded project or program, to ensure that the work is carried out in accordance with the contract. Each subrecipient is typically monitored at least annually (except in the case of low risk subgrantees or projects) for compliance with administrative, financial, and internal controls guidelines; generally this financial/administrative monitoring is performed by the Contract Compliance Manager. Subrecipients with significant findings on such a monitoring will typically be monitored on a more frequent basis in the future. All subrecipients must provide periodic reports which describe the activities carried out and identifying the beneficiaries of the project. These reports help to ensure that minority outreach is occurring.

For projects carried out the by City directly, each project is assigned to a staff person who monitors the progress of the project and approves invoices for payment. Payments are also reviewed and approved by the Community Development Division Director or Community Development Administrator. If applicable, a Project Specialist carries out environmental reviews or Davis-Bacon monitoring.

The Human Relations Manager oversees the citizen participation process and strives to find ways to broaden public participation in the process. All project management staff participate in annual planning to develop updates to the Consolidated Plan. A variety of City staff participates in planning processes conducted by agencies with whom we work closely.

In terms of minority business outreach, the City of Knoxville in 1999 adopted an Equal Business Opportunity Program. The program is designed to nurture and expand small businesses inclusive of minority- and women-owned businesses. The intent was to develop practical policies that will foster business relationships between established businesses and minority, women, and small business owners. The program applies to all City agencies.

The Human Relations Manager also oversees our Fair Housing Assistance Program and works closely with the City Law Department to ensure that the program's operation is consistent with applicable laws and procedures.

Public Input Received on December 7, 2004 at 3:00 P.M. Meeting at Pellissippi State Technical Community College – Magnolia campus

1. Community development funds can be used for a wide range of activities including rehabilitation of substandard housing, public service activities, and public improvements such as parks. What community needs should be a priority?

Housing

- Low-income homeowners receive money to make essential home repair/make home more energy efficient. Money saved on utility costs to be used elsewhere.
- Business plan to construct new homes on vacant properties offered by City (no sitting empty for 10-20 years).
- Weatherization/insulation for low-income residents (recent utility assistance up 33%).
- Capacity building for individual homeowners.
- While expediting rehab/rebuild of properties, make effort to maintain integrity of overall neighborhood, save all that is possible of rehabbed homes.
- Renovating existing housing.
- Renovating existing housing is difficult when there is a lot of rental in the neighborhood.
- Multi-family rehabilitation.
- Down payment assistance.
- Foreclosure prevention.
- Assistance agencies (Salvation Army, KUB, etc.) advocate utility assessments of potential Section 8 properties so residents can afford utilities. This should be a part of inspection and approval for Section 8 housing.
- Creation of neighborhood based one stop shop for homeownership.
- KHP already exists – do we need another when there is only so much money?
- Mentoring process – community volunteers to help potential homebuyers.
- Transitional mentoring program – expand to include renters and public housing tenants moving out of system.
- People who are chronically homeless, mentally ill, or addicted and cannot live independently need a protected environment.
- Most crucial for homeless: Get them to the right treatment and a place to stay.
- Emergency assistance for homeless prevention.
- Foreclosure and delinquency assistance. Urban League has foreclosure program, is out of money.
- Transitional and permanent supportive housing for people with mental illnesses. There is also a problem of children with mental illness, which impacts the entire family.
- Housing rehabilitation for people who are over 80% of income, but can't afford to pay for rehab themselves. This is particularly an issue for seniors and people with disabilities in older neighborhoods (people are aging in place, rehab helps them stay in their homes). Minor home repair helps with this.

- East area housing availability- “gray” areas just outside Section 8 guidelines.
- Elderly housing availability- help for people who want to convert property to meet guidelines for elderly housing.
- Incentives to build new single-family homes.
- Incentives to build on blighted acreage.

Job Creation

- One stop shop for training and employment.
- Better jobs, childcare and transportation for single moms (\$6/hour can’t afford car insurance).
- Encourage/support strong entrepreneur programs (real income increasing potential).
- Economic development should include increasing wages of people living in these blighted areas/corridors (goes along with capacity building).
- Reduce underemployment.

Blight Removals/ Neighborhood Improvements

- Capacity building for neighborhoods and organizations that serve neighborhoods (i.e. EZ funding initiatives).
- Vacant/abandoned properties: process to demolish/rebuild needs speeding up.
- Good parks, well lit streets, attractive housing must fold in holistically to raise community up.
- Public works – often streets in neighborhoods are unsightly (needs limbs cut, sidewalk debris removed, etc.).
- Implement façade improvements that are appropriate/compatible with neighborhood.
- Park on faith based property.
- Development of inner-city youth centers.
- Outdoor classroom – Boys and Girls Club
- Focus on blighted corridors.
- Street lighting in Five Points around the grocery store development site.
- Focus on green spaces, tree planting, and ornamental lighting in public areas of Five Points along with the façade program. Specifically need to plant red bud tree (which blooms in time for Spring Festival) and burning bush (which turns color in time for Fall Festival).
- Danny Mayfield Park looks incomplete. No trees or water features.

Other

- Greater coordination among projects, i.e. Austin Homes windows could have been reused/recycled.
- Community development staff deserves a raise (motion was seconded and carried unanimously).
- Tax sale process – need a policy change at City level to have clean titles.
- City develop more of a commitment to capacity building (Habitat, school system, etc.). UT can help maximize capacity building.
- Coordinate existing/available programs and make sure public knows about and utilizes them.

- Explore/seek private partnerships – must identify these potential partners and stakeholders.
- Design reviews often slow progress due to high cost involved. Be careful not to push poor people out per high cost of design review.
- Flexible, systematic codes enforcement.
- Free transportation for homeless.
- Programs for young men transitioning from jail.
- Public services – health care for low income resident.
- Experience for youth.
- Services for people who are aging in place.
- Home energy affordability through better design, rehabilitation, energy efficient appliances.
- Childcare services. Childcare block grant was cut this year, not much funding for childcare. Especially a problem for people transitioning from housing, TANF, and other public assistance programs into the working world. Infant care costs appx. \$120/week, which is cost prohibitive to most people.
- Holistic program for youths that addresses both physical and emotional needs. Assist with mental health, stress, grief, coping skills without labeling children as having a mental problem.
- Program to keep girls from becoming prostitutes, help existing prostitutes get off the street and change their life situations so they don't have to go back.
- Adult care, including 24 hour and day care.

2. *What geographic areas should be a priority for expending community development funds?*

- Empowerment Zone
- Lonsdale – Mechanicsville corridor: complete projects of last 10 years
- Park Ridge
- East Knoxville
- South Knoxville
- Five Points
- How do we pick an area?
- Where can we put the smallest amount of money and get best results?
- Magnolia
- Build on unique properties of different areas
- Leverage money for business improvement
- Downtown central business district and neighborhoods immediately adjoining.
- Encourage developers to develop existing buildings for residential use, bring people close to downtown at a more moderate price than downtown.
- Where should you start on Magnolia?
- Jacobs Building
- Chestnut toward town
- Arterials – nodal clusters. Need to identify nodes and link together.

- Can you impact Five points area with deep problems?
- Not spread money around but concentrate it
- Inner city, but not necessarily the Empowerment Zone. EZ does not include some very low-income areas, cuts streets and neighborhoods in half (one half is included, other half isn't).
- Five Points
- Park Ridge
- Vestal
- Burlington
- Magnolia
- Lonsdale
- Central Avenue
- Any low income people – doesn't have to be one neighborhood

3. *The City desires to add \$344,723 in prior year unspent funding to Blighted Corridor Redevelopment to be used for commercial industrial rehabilitation, public improvements, and land acquisition. What comments do you have with respect to the amendment?*

- Coordinate with other departments (ex: if we can improve sidewalks at same time, maybe through forgivable loans).
- Utilize UT, Community Design Center, MPC to develop broad plan via comprehensive approach to design.
- Increase energy efficiency in businesses so that they can remain open and afford the utilities, along with attractive façade.
- Do better job of leveraging other funds to provide these programs.
- Coordinate with other programs.
- Student programs – give work experience as they help with weatherization, energy efficiency.
- Create comprehensive program where City manages entire project in an area, rather than by issuing grants to individual property owners.
- Is the façade program in place?
- Is the money because it is not being used for things that had used it (i.e. housing for the homeless)?
- Why is money being reduced across the board?
- Showcase block of Magnolia and branch out.
- What are guidelines for blighted corridor?
- How do you become a blighted corridor?
- Why was this program chosen?
- City needs to add capital improvement money into the program.
- Local residents need to be asked what they want.
- Will there be design/construction requirements?
- Wants to make sure the City is going to spend the money in Five Points – as soon as possible.

- Can churches use façade program?

4. Other comments

- City needs to do a better job communicating how/why decisions are made, particularly in low-income areas. Reduce division in the community through honesty and integrity.
- Communicate/market these plans when/as developed to improve the community.
- Majority of this community’s “helping money” is spent in utilities. These are recurring costs that have no return value. May need to address this legislatively.
- Who is the advisory committee?
- How many of the advisory committee live in the neighborhood?
- Complexity of development process and lack of incentives are the main problems for developing affordable housing.

Responses to Resident Survey

Shows total number of respondents choosing each option and breakdown by reported income of respondent

<i>Option</i>	<i>Total</i>	<i>Blank</i>	<i>\$0-10,000</i>	<i>\$10-20,000</i>	<i>\$20-30,000</i>	<i>\$30-40,00</i>	<i>Over \$40,000</i>
<i>What would you change about your neighborhood? Choose up to three improvements.</i>							
Sidewalks	137	13	23	23	22	17	39
Clean up and develop dirty lots	92	9	25	17	19	10	12
Better storm drainage	74	7	11	16	11	14	15
Street Lighting	63	5	20	13	7	7	11
Park with playgrounds	62	7	19	16	6	4	10
More jobs near the neighborhood	57	13	22	8	8	2	4
More service businesses	48	7	13	10	7	2	9
Roads	43	7	12	4	8	3	9
Historic preservation	41	4	9	4	8	5	11
Teen/youth centers	37	6	12	11	3	2	3
Water & sewer improvements	36	4	5	7	6	6	8
Trees and green spaces	28	5	4	5	3	3	8
Medical/health facilities	18	1	8	4	1	2	2
Parking	18	3	4	3	6		2
Child care centers	13		7	3	3		
Fire stations	4	1	2	1			
<i>What kind of services do people in your neighborhood need? Choose up to three.</i>							
Crime prevention	155	20	37	26	30	19	23
Neighborhood organizations	63	10	17	11	7	10	8
More job opportunities	59	6	15	14	10	4	10
Senior programs	53	5	8	9	10	6	15
Services for people with disabilities	51	12	17	12	7	1	2
Health care or dental	43	1	12	14	9	5	2

<i>Option</i>	<i>Total</i>	<i>Blank</i>	<i>\$0-10,000</i>	<i>\$10-20,000</i>	<i>\$20-30,00</i>	<i>\$30-40,00</i>	<i>Over \$40,000</i>
Emergency utility assistance	41	3	14	11	10	2	1
Legal services	36	8	9	8	4	4	3
Small business start-up assistance	28	5	6	5	4	1	7
Lead paint screening	27	1		3	5	6	12
Emergency rent assistance	27	2	14	7	4		
Job training	26	1	9	10	1	1	4
Food bank	21	4	8	4	3	1	1
Substance abuse	20	1	10	4	1	2	2
Child care	19	3	5	2	2	1	6
Literacy programs	14	2	3	4	2	2	1
Help for abused/neglected children	11		3	1	3	1	3
Mental health	11		5	1	4		1
Help for abused women	9	1	5	1	1	1	
HIV/AIDS	4	1	1	2			
<i>What would make your neighborhoods housing better? Choose up to three.</i>							
Improve rental houses/apartments	133	12	40	26	20	9	26
Improve homeowners' houses	114	12	18	21	25	17	21
Help people buy houses	113	15	38	21	17	10	12
Handyman services for seniors	109	11	20	21	20	12	25
Handyman services for other owners	86	7	10	16	22	14	17
Accessible housing for people with disabilities	50	5	20	12	6	2	5
Build new single family homes	45	5	21	6	4	3	6
Build new apartments	35	2	19	8	2		4
Build housing for seniors	27	5	7	8	3		4

<i>Option</i>	<i>Total</i>	<i>Blank</i>	<i>\$0-10,000</i>	<i>\$10-20,000</i>	<i>\$20-30,00</i>	<i>\$30-40,00</i>	<i>Over \$40,000</i>
<i>Of the improvements you checked in the above questions, which two are needed the most?</i>							
Sidewalks	43	6	3	8	7	6	13
Crime prevention	40	7	10	9	6	3	5
Improve rental houses/apartments	33	2	8	9	3	4	7
Improve homeowners' houses	33	3	5	7	8	4	6
Help people buy houses	29	5	11	4	5	2	2
Handyman services for seniors	23	2	4	5	3	3	6
Clean up and develop dirty lots	22	1	5	3	6	5	2
Handyman services for other owners	15		1	2	5	3	4
Street lighting	13		3	2	1	1	6
More job opportunities	13	2	4	3	2	1	1
Accessible housing for people with disabilities	13	1	5	2	2	1	2
Roads	11	1	1		5		4
Better storm drainage	11	3		4	1	1	2
Health care or dental	9		1	5	1	1	1
More service businesses	8		2		3		3
Build new single family homes	8		4	2	1		1
Build new apartments	6		2	3			1
Services for people with disabilities	6		4	1	1		
Emergency utility assistance	6		3	1	2		
Build housing for seniors	5			3	1		1
Teen/youth centers	5		1		2		2
Parking	5	2			3		
Parks with playgrounds	5		2	2	1		
Food bank	5	2	2	1			

<i>Option</i>	<i>Total</i>	<i>Blank</i>	<i>\$0-10,000</i>	<i>\$10-20,000</i>	<i>\$20-30,00</i>	<i>\$30-40,00</i>	<i>Over \$40,000</i>
Trees and green spaces	4		1				3
More jobs near the neighborhood	4		1	1	1	1	
Historic preservation	4		2		1		1
Substance abuse	4		1	1	1	1	
Small business start-up assistance	4	1	1	1			1
Neighborhood organizations	3		2		1		
Child care	3	1	1				1
Help for abused women	3	1	2				
Emergency rent assistance	3		1		2		
Medical/health facilities	2			1		1	
Senior programs	2			1			1
Water and sewer improvements	2					1	1
Help for abused/neglected children	1		1				
Legal services	1	1					
Child care centers	1		1				
<i>Please check any problems you have experienced in your current home.</i>							
Crime or safety concerns	116	11	34	25	16	15	15
Utilities too high	107	2	31	25	19	12	18
Needs repairs	104	4	28	24	20	16	12
Neighborhood conditions	88	4	24	16	16	14	14
Too small or crowded	45	1	18	8	8	3	7
No stores nearby	40	2	15	10	5	1	7
Mortgage/rent too high	34		14	11	3	2	4
No public transportation	32	1	6	4	5	6	10
Not disability accesible	15		4	5	1	2	3

Responses to Agency Survey

Total Number of Respondents Selecting Each Option and Breakdown for Agency/Nonagency Representatives

A *What barriers do you think prevent agencies, businesses, and individuals from building affordable housing?*

	<i>Total</i>	<i>Not Agency</i>	<i>Represents Agency</i>
Sources for leverage money	22	7	15
Unaware of government incentives	21	14	7
Complexity of development process	20	10	10
Not profitable	20	12	8
Public opposition	19	10	9
Lack of government subsidies or incentives	17	8	9
Zoning or land use regulations	14	9	5
Code requirements or restrictions	12	6	6
Lack of neighborhood support	12	7	5
Don't know/no opinion	1		1

B *Which housing activities do you think should be the highest priority for federal community development funds in the City of Knoxville?*

	<i>Total</i>	<i>Not Agency</i>	<i>Represents Agency</i>
Down payment assistance for new homebuyers	18	8	10
Build affordable single family housing	15	8	7
Renovation and sale of existing homes	11	7	4
Homeownership training	11	6	5
Permanent supportive housing for homeless	11	5	6
Transitional housing for homeless	9	3	6
Renovate owner occupied homes	8	4	4
Handyman services for seniors	8	7	1
Renovate affordable rental housing	8	7	1
Credit counseling	8	3	5

Preservation of historic homes	6	6	
Build affordable multi-family housing	5	2	3
Emergency minor home repairs	5	2	3
Foreclosure or delinquency assistance	4	3	1
Emergency utility assistance	3	3	
Emergency housing for homeless people	3		3
Accessible housing for people with disabilities	3	2	1
Other permanent supportive housing	2	2	

C *Which building and infrastructure projects do you think should be the highest priority for federal community development funds in the City of Knoxville?*

	<i>Total</i>	<i>Not Agency</i>	<i>Represents Agency</i>
Sidewalks	22	12	10
Water and sewer improvements	15	9	6
Preserve historic buildings	13	7	6
Trees and green spaces	13	8	5
Health care facilities	10	8	2
More service businesses (grocery, pharmacy, conven	8	5	3
Parks with playgrounds	8	5	3
Roads	8	4	4
Street lighting	7	1	6
Child care centers	7	5	2
Teen/youth centers	7	4	3
Storm drainage	6	3	3
Parking	6	3	3
Make public buildings accessible	4	1	3
Fire stations	4	3	1

D *Which service projects do you think should be the highest priority for federal community development funding in the City of Knoxville?*

	<i>Total</i>	<i>Not Agency</i>	<i>Represents Agency</i>
More job opportunities	19	11	8
Help for abused/neglected children	14	10	4
Crime prevention	14	10	4
Job training	12	8	4
Mental health care	11	7	4
Assistance for small business	10	4	6
Help for homeless people	9	3	6
Drug and alcohol treatment	8	1	7
Child care	8	4	4
Literacy programs	6	6	
Transportation	6	4	2
Help for people with disabilities	5	2	3
Health or dental care	5	3	2
Senior programs	3	1	2
Help for abused spouses	3	1	2
Food bank	3	2	1

E *Of the housing, building, and service projects you checked, which three do you think should receive the highest funding priority?*

	<i>Total</i>	<i>Not Agency</i>	<i>Represents Agency</i>
More job opportunities	9	5	4
Crime prevention	8	5	3
Help for abused/neglected children	7	4	3
Mental health care	5	3	2
Credit counseling	5	1	4
Job training	5	2	3
Assistance for small business	5	2	3

Renovate owner occupied homes	4	2	2
Help for homeless people	4	2	2
Sidewalks	4	3	1
Build affordable single family housing	4	2	2
Preservation of historic homes	3	3	
Parking	3	1	2
Down payment assistance for new homebuyers	3	1	2
Homeownership training	3	2	1
Senior programs	3	1	2
Help for people with disabilities	3	1	2
Transportation	2	1	1
Child care centers	2	1	1
Emergency minor home repairs	2		2
Child care	2	1	1
Drug and alcohol treatment	2	1	1
Trees and green spaces	2	1	1
Literacy programs	2	2	
Renovation and sale of existing homes	2	1	1
Renovate affordable rental housing	2	2	
Health care facilities	2	2	
Health or dental care	2	1	1
Permanent supportive housing for homeless	2	1	1
Teen/youth centers	1		1
More service businesses (grocery, pharmacy, conven	1		1
Water and sewer improvements	1	1	
Build affordable multi-family housing	1		1
Other permanent supportive housing	1	1	
Parks with playgrounds	1	1	
Transitional housing for homeless	1		1
Roads	1	1	
Preserve historic buildings	1	1	

Food bank

1

1

F *Does your agency provide any of the following services to low/moderate income Knoxville residents?*

	<i>Total</i>	<i>Not Agency</i>	<i>Represents Agency</i>
Housing development/repair	14	1	13
Social or supportive services	10		10
Services for persons with disabilities	9	1	8
Senior services	9		9
Housing related education	7		7
Services for homeless persons	7		7
Youth or children's services	7		7
Financial assistance for individuals or families	5		5
Other	5		5
Job training	4		4

Part Two: Housing Market Analysis

I. Significant Characteristics of the Housing Market

A. General Market Conditions

1. Population

Following little population growth in the seventies and a decline in population in the eighties, the City of Knoxville's population grew by 2.4% (4,129 persons) in the nineties, regaining most of the population loss. The Census Count for the year 2000 was 173,890. The Census Bureau estimates the 2003 population at 173,278. Knox County as a whole, however, grew considerably, gaining 73,301 people from 1980 to 2003, a 22.9% increase. Knoxville population is projected to have grown to 176,959 by the year 2005 and to grow to 188,825 by the year 2010.¹

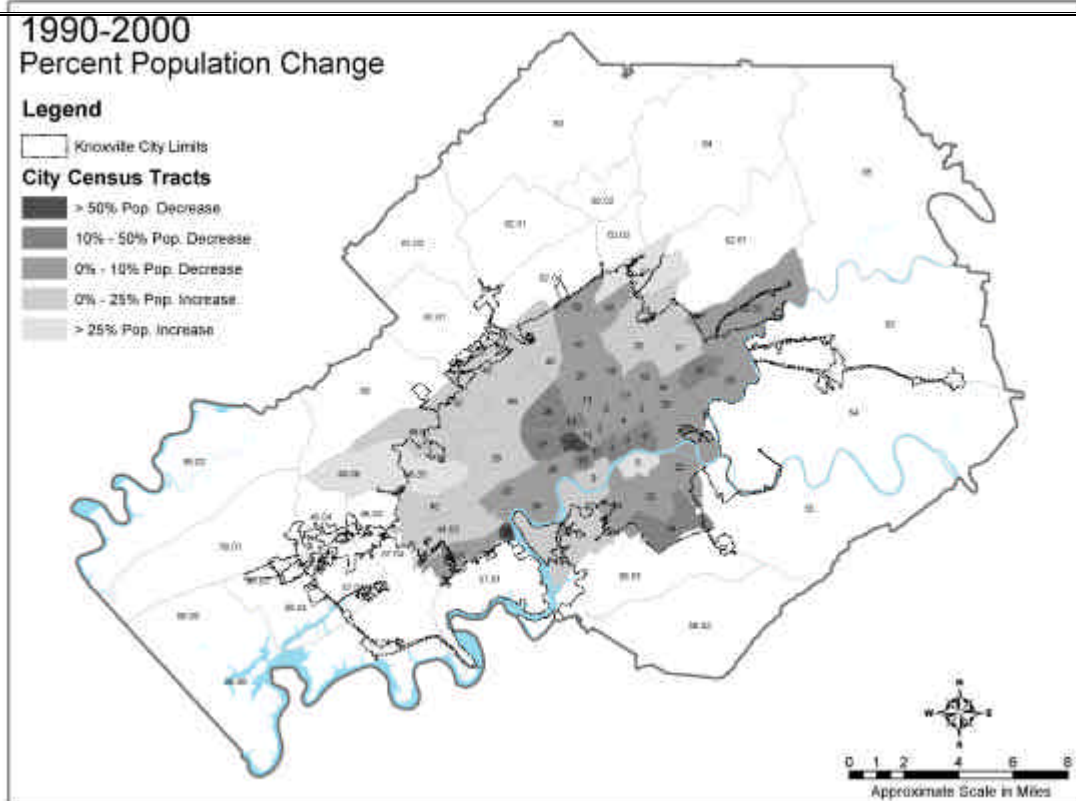
TABLE 1
POPULATION COUNTS AND ESTIMATES
KNOX COUNTY AND CITY OF KNOXVILLE, 1970-2003

Area	1970	1980	1990	2000	2001	2002	2003
Knox County	276,293	319,694	335,749	382,032	385,632	388,834	392,995
Knoxville	174,587	175,045	169,761	173,890	174,142	173,248	173,278

Compiled by the Knoxville/Knox County Metropolitan Planning Commission, December 2, 2004.
Source data: U.S. Census Bureau, Population Estimates Branch, 2004.

The following map shows population change within the City by census tract. Tracts 1, 6, 7, 10, 11, 12, 14, 28, and 36 all lost population of greater than 10% from 1990 to 2000. Except for census tract 36, these tracts are all within the City's Empowerment Zone where revitalization efforts are underway.

¹ Source data: Tennessee Advisory Commission on Intergovernmental Relations and The University of Tennessee Center for Business and Economic Research, *Population Projections for the State of Tennessee, 2005 to 2025*. Released December, 2003.



2. Age

Knoxville's median age indicates the population is aging slightly with the median age increasing from 32.4 in 1990 to 33.4 in 2000. This is lower than the countywide median of 36.0 and the statewide median of 35.9. However, this increase largely results from the growth in the baby boom age group. The number of people ages 45-54 increased by 46.7% from 1990 to 2000. The number of people aged 65 and over actually declined by 1.8% from 1990 to 2000 and the number of those 18 years and under increased by 4.45%. There was a 14.5% increase in the number of those 75 or older, however, and that group now comprises over 52% of the elderly (65+) population.

3. Race

The following table shows changes in the racial composition of Knoxville since 1980, as well as the year 2000 figures for the Empowerment Zone. As can be seen from this table, all minority populations have grown and the percentage of white population has declined from 84.2% in 1980 to 79.7% in the year 2000. 85% of Knox County's African American population lives within the City limits, representing 16.2% of the total City population. The Hispanic population is the next largest minority group and has increased by 127% since 1980 and now represents 1.6% of the population. The Asian population also grew considerably and represents 1.5% of Knoxville's population.

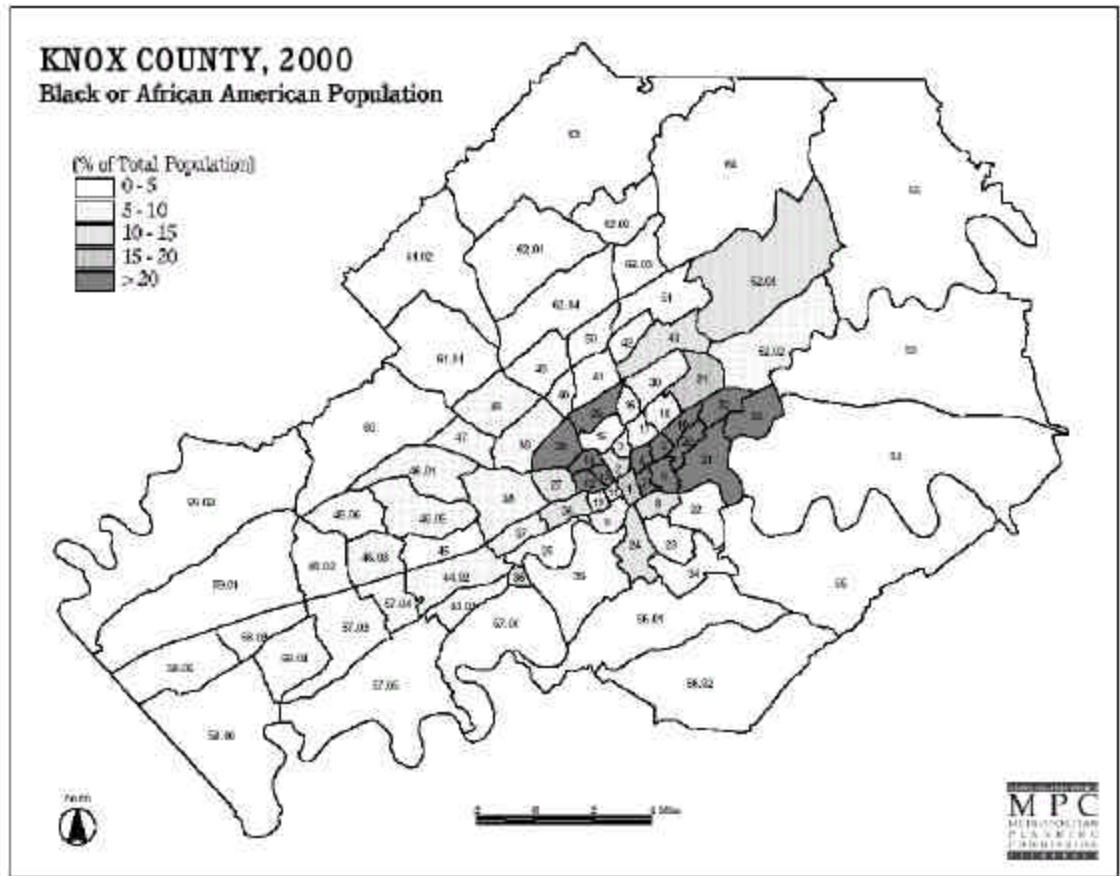
TABLE 2
POPULATION BY RACE
CITY OF KNOXVILLE, 1980 – 2000, Empowerment Zone 2000

Race	City 1980	City 1990	City 2000	Empowerment Zone 2000
<i>White</i>	147,452	136,604	138,611	25,526
Share of Total	84.2%	82.7%	79.7%	57.7%
<i>Black or African American</i>	25,582	26,053	28,171	16,472
Share of Total	14.6%	15.8%	16.2%	37.2%
<i>Asian</i>	900	1,696	2,525	709
Share of Total	.5%	1.0%	1.5%	1.6%
<i>Am. Ind. AK Native</i>	277	399	541	180
Share of Total	.2%	.2%	.3%	.4%
<i>Other²</i>	834	369	4,042	1,350
Share of Total	.5%	.2%	2.3%	3.05%
<i>Hispanic or Latino</i>	1,210	1,099	2,751	767
Share of Total	.7%	.7%	1.6%	1.7%
Source: Knoxville/Knox County MPC Technical Report Series, <i>Knox County Demographic Trends</i> , November 2001 and data compiled by MPC from U.S. Census Bureau, <i>2000 Census of Population and Housing, Summary File 1</i> .				

The following census tracts within the City have greater than 30% minority population: 4, 5, 7, 12, 12, 14, 19, 20, 21, 28, 32, 33. The map³ below shows percentage of Black/African American population by census tract.

² Includes Native Hawaiian/Pacific Islander, some other race, and two or more races.

³ Knoxville/Knox County MPC Technical Report Series, *Knox County Demographic Trends*, November 2001



4. Households

The number of households living in Knoxville is increasing at a much higher rate than the population. The number of households increased from 69,973 at the time of the 1990 census to 76,650 in 2000, a 9.5% increase. This higher rate of increase for households represents a decline in household size. Knoxville's average household size is now 2.1, a decline from 2.2 in 1990 and 2.4 in 1980.

TABLE 3
AVERAGE HOUSEHOLD SIZE
CITY OF KNOXVILLE, EMPOWERMENT ZONE, 2000

Size	Knoxville	Empowerment Zone
Average Household Size	2.12	2.11
Average Family Size	2.84	2.86
Average Household Size of Owner Occupied Units	2.29	2.21
Average Household Size of Renter Occupied Units	1.95	2.10

Compiled by the Knoxville/Knox County Metropolitan Planning Commission, December 2, 2004.
 Source data: U.S. Census Bureau, *2000 Census of Population and Housing, Summary File 1*.

The downward trend of household size is attributed to an increase in the proportion of non-family versus family households. The number of single person households increased by 18.4% from 1990 to 2000 and in 2000 was 38.3% of all households. There were fewer married couple households, both with and without children under 18, while there was an increase in single-parent families and unmarried-partner households.⁴

5. Income

According to U.S. Census Bureau information, Knoxville's median household income was \$27,492 at the time of the 2000 Census in 1999. This was a 38% increase since the 1990 Census in 1989. Median family income increased at a much higher rate of 44.3% with a 1999 median income of \$37,708. Incomes in Knoxville's Empowerment Zone are considerably lower with a 1999 median household income of \$15,939 and median family income of \$21,274.

Just as incomes in the older neighborhoods of the Empowerment Zone lag behind the City as a whole, the City incomes lag behind the surrounding area as shown in the table below.

**TABLE 4
INCOME COMPARISONS
1989 - 1999**

	City of Knoxville	Knox County	Knoxville MSA
Median Household Income 1989	\$19,923	\$26,010	\$25,134
Median Household Income 1999	\$27,492	\$37,454	\$36,874
% change	38.0%	44.0%	46.7%
Median Family Income 1989	\$26,131	\$32,614	\$30,447
Median Family Income 1999	\$37,708	\$49,182	\$45,697
% change	44.3%	50.8%	50.1%
Compiled by City of Knoxville Community Development Division, March 2005. Source data: U.S. Census Bureau Data Sets, 1990 Summary Tape File 3-Sample Data and Census 2000 Summary File 3-Sample Data			

According to the 2000 Census, 34,036 Knoxvilleians had incomes below poverty level, over 20% of the population. Over half of those living in

⁴ For additional detail see Knoxville-Knox County Metropolitan Planning Commission, *Knox County Demographic Trends*, November 2001

poverty resided in the Empowerment Zone. Those most likely to be living in poverty were those living in families headed by a single female and non-family households, particularly those headed by a female. Senior citizens age 65 and older were the least likely to be living in poverty with a poverty rate of 12%.

B. Supply and Demand

1. Housing Units

At the time of the 2000 Census, there were a total of 84,897 housing units in the City of Knoxville. The following table shows City of Knoxville housing broken down by owner occupied and rental property and bedroom size based on 2000 Census information.

**TABLE 5
TOTAL HOUSING SUPPLY
CITY OF KNOXVILLE, 2000**

Tenure/Status	All Units	0 Bedrooms	1 to 2 Bedrooms	3 or More Bedrooms
Total Housing Units	84,897	2,639	46,748	35,510
Occupied units	76,597	2,237	40,996	33,364
Owner occupied	39,124	60	12,592	26,472
Renter occupied	37,473	2,177	28,404	6,892
Vacant units	8,300	402	5,752	2,146
For rent	4,402	292	3,388	722
For sale only	1,321	1	743	577
Rented or sold, not occupied	738	0	440	298
For seasonal, recreation, occasional use	505	13	356	136
Other vacant	1,334	96	825	413
Vacancy Rate (%)	9.8	15.2	12.3	6.0

Compiled by the Knoxville/Knox County Metropolitan Planning Commission, November 23, 2004.
Source data: U.S. Census Bureau, 2000 Census of Population and Housing, Summary File 3.

Since the 2000 Census, there has been a net increase of 2,788 housing units for a total City of Knoxville Housing Stock of 87,769. Thirty-six percent of this increase has been within Knoxville's Empowerment Zone. The following chart shows the changes in housing stock by sector based on the number of residential building and demolition permits.

TABLE 6
RESIDENTIAL BUILDING PERMITS AND HOUSING INVENTORY
CITY OF KNOXVILLE, EMPOWERMENT ZONE, CITY PLANNING SECTORS, 2000-2003

Housing Inventory	Knoxville	Empowerment Zone	City Planning Sectors					
			Central	East	North	Northwest	South	West
Base Inventory, 2000 Census	84,981	23,487	22,076	12,636	12,682	13,319	9,352	10,863
New Units, 2000-2003	3,132	1,172	1,084	393	953	477	141	330
Demolitions, 2000-2003	344	170	173	47	33	28	34	28
Housing Inventory, 2003	87,769	24,489	22,987	12,982	13,602	13,768	9,459	11,165
Change (%), 2000-2003	3.3	4.3	4.1	2.7	7.3	3.4	1.1	2.8

Note: MPC's planning sectors do not match exactly the City of Knoxville's boundaries. The totals for the six city sectors will not equal the citywide total reported in the "Knoxville" column. That column summarizes data based on the actual city boundaries.

Compiled by the Knoxville/Knox County Metropolitan Planning Commission, December 6, 2004.

Source data: Knoxville/Knox County Metropolitan Planning Commission, Development Activity Reports, 2000-2003. U.S. Census Bureau, *2000 Census of Population and Housing, Summary File 1*.

These figures show a 3.3% growth in housing units in the City of Knoxville from 2000-2003 and an 11.2% increase from the 1990 Census to the 2000 Census. This compares with only a 2.4% population change between censuses. However, it is only slightly more the 9.5% increase in number of households resulting in an increase in overall vacancy rate from 8.5% to 9.8%.

a) Single-family Trends

Among the various housing types, single-family dwellings (includes condominiums and mobile homes) accounted for 60.3% of the housing stock in Knoxville in 2002.⁵ This rate has remained fairly steady since the time of the 1990 Census when 59.8% of housing units were single-family.

b) Multifamily Trends

The Metropolitan Planning Commission offers a technical report⁶ which examines the supply of multifamily dwelling units in Knox

⁵ Knoxville-Knox County Metropolitan Planning Commission Technical Report Series, *Multifamily Housing Trends in Knox County*, Third Edition, June 2003.

⁶ Knoxville-Knox County Metropolitan Planning Commission Technical Report Series, *Multifamily Housing Trends in Knox County*, Third Edition, June 2003.

County. The report shows that 80% of Knox County's apartment supply is within the City limits offering City residents a choice of housing types and a 60:40 split between single-family homes and apartments. This ratio has remained fairly constant since 1980 and the trend is expected to continue for the next few years. The Central City Sector had the greatest share of apartments, where 55% of all dwelling units are apartments. The West City Sector ranked second with more than 45% apartments.

2. Housing Tenure

The distribution of owner occupied housing units versus renter occupied varies considerably throughout the City. The overall City rate of owner-occupancy is 51.15% but drops to 31.13% in the Empowerment Zone. Owner-occupancy rates range from a low of 2.14% in census tract 7 where there is mostly public housing to a high of 94% in census tract 33 which borders the City limits in the East. The following census tracts have an owner-occupancy rate lower than the City rate: 1-14, 17, 19, 23, 24, 26, 28, 29, 37, 38, 40, 43, 44.02, and 45.

3. Age of Housing

According to the 2000 Census, 20,295 housing units were constructed prior to 1950, meaning 24% of the housing stock would have been at least 50 years old at the time of the Census. 42% of the housing stock was over 40 years old. The share of older units is greatest in the owner-occupied stock where 29.5% of the units were at least 50 years old and more than half the houses were over 40 years old.⁷ The following table shows Census Tracts within the City limits where more than a third of the housing stock is over 50 years old.

TABLE 7
Census Tracts with over 33% of Housing Stock 50+ Years Old
By % Built Before 1950

<i>Census Tract</i>	<i>Housing units: Total</i>	<i># Built before 1950</i>	<i>% Built before 1950</i>
Census Tract 4	400	328	82.00%
Census Tract 2	627	508	81.02%
Census Tract 15	1684	1138	67.58%
Census Tract 3	1168	737	63.10%
Census Tract 13	635	360	56.69%
Census Tract 12	352	193	54.83%
Census Tract 5	1463	753	51.47%
Census Tract 17	1527	723	47.35%

⁷ U.S. Census Bureau, American FactFinder, Housing Units Data Set and Occupied housing units Data Set: Census 2000 Summary File 3 – Sample Data.

Census Tract	Housing units: Total	# Built before 1950	% Built before 1950
Census Tract 16	1700	783	46.06%
Census Tract 19	1000	459	45.90%
Census Tract 1	832	360	43.27%
Census Tract 14	1543	635	41.15%
Census Tract 18	1084	443	40.87%
Census Tract 29	1550	624	40.26%
Census Tract 42	1702	670	39.37%
Census Tract 22	1854	672	36.25%
Census Tract 24	1810	651	35.97%
Census Tract 27	1187	425	35.80%
Census Tract 25	1979	669	33.80%

Compiled by City of Knoxville Community Development Division, March 2005
Source Data: U.S. Census Bureau, Housing Units Data Set: Census 2000 Summary File 3 – Sample Data.

Along with its older housing stock, Knoxville has many homes and neighborhoods of historical significance. Several residential neighborhoods are listed on the National Register of Historic Places or are locally designated as Historic Districts or Neighborhood Conservation Districts. These neighborhood districts are located include: Park City (Parkridge), Kingston Pike, Edgewood Park-City, Fairmont Park, Fort Sanders, Fourth and Gill, Lyons View Pike, Mechanicsville, Old North Knoxville, and Tazewell Pike.

4. Housing Conditions

Building condition data was extracted from appraisal data collected by the Knox County Property Assessor's Office. The assessor's classification system includes 8 ratings from unsound to excellent. The assessor's 8 classifications are grouped into the following categories for the purpose of estimating the number of substandard houses in the City:

- Excellent /Very Good /Good - *Shows signs of use/ well maintained/ new/ good as new.*
- Average – Moderated wear/ *some deferred maintenance/ repairs and replacement of some items needed.*
- Substandard Housing
 - Fair - *Maintenance, rehabilitation, and replacement of many items needed.*
 - Poor/Very Poor- *Major Repairs Needed.*
 - Unsound- *Demolition of the structure is required.*

Based on the above rating classification, 25.3% of residential properties within the City of Knoxville fall into the substandard category. This is a good improvement from the last Five Year Consolidated Plan when the Property Assessor's 1999 ratings resulted in 30.2% being classified as substandard. At that time, 15,014 buildings were rated in one of the substandard categories. That number has been reduced to 14,435. The following table shows how substandard conditions vary in different sectors of the City. Most of the substandard falls within the Empowerment Zone which largely overlaps the Central Sector. Though the substandard rate is high, there has been considerable improvement over the last five years. In 1999, there were 6,911 (64% substandard) substandard residential buildings in the Central Sector. That number is now 6,096 (50% substandard rate), a reduction of 815 substandard structures in spite of a continually aging housing stock. This reduction results from a combination of housing rehabilitation and preservation, demolitions, and new housing additions. The percentage of substandard single-family housing within the Empowerment Zone ranges from a low of 3.9% in Census Tract 1 (Central Sector/Downtown) to a high of 80.6% in Census Tract 14 (Beaumont). Census Tracts 1 and 10 (Ft. Sanders) are the only EZ Tracts with less than 35% substandard single-family housing. Beyond the Empowerment Zone, the following tracts have more than 35% substandard single-family housing: 15 (Central Sector 40.9%), 17 (Central Sector 35.1%), 21 (East Sector 52.4%), 27 (Central Sector 48.1%), and 32 (East Sector 49.4%).

TABLE 8
CITY OF KNOXVILLE, EMPOWERMENT ZONE, CITY SECTORS, 2003

Condition	Knoxville	Empowerment Zone	Central City Sector	South City Sector	West City Sector	East City Sector	North City Sector	NW City Sector
<i>Single Family Homes, Condos, Duplexes</i>								
Unsound	313	188	151	47	4	80	28	17
Very Poor	484	274	193	87	17	134	36	42
Poor	2,224	1,433	1,077	413	51	477	141	149
Fair	10,290	4,677	4,215	1,442	242	2,394	1,126	1,156
Substandard	13,311	6,572	5,636	1,989	314	3,085	1,331	1,364
% Substandard	24.6	55.6	49.3	32.6	6.9	29.8	14.5	9.1
Average	21,453	3,751	4,393	2,371	699	4,371	3,843	6,634
Good	13,513	1,203	1,175	1,575	2,179	2,446	2,528	4,091
Very Good	5,703	290	229	165	1,320	455	1,485	2,968
Excellent	56	0	0	0	47	0	0	1
Standard	40,725	5,244	5,797	4,111	4,245	7,272	7,856	13,694
% Standard	75.4	44.4	50.7	67.4	93.1	70.2	85.5	90.9
All Units	54,036	11,816	11,433	6,100	4,559	10,357	9,187	15,058

TABLE 8

CITY OF KNOXVILLE, EMPOWERMENT ZONE, CITY SECTORS, 2003

Condition	Knoxville	Empowerment Zone	Central City Sector	South City Sector	West City Sector	East City Sector	North City Sector	NW City Sector
<i>Apartment Buildings</i>								
Unsound	0	0	0	0	0	0	0	0
Very Poor	0	0	0	0	0	0	0	0
Poor	19	13	15	0	0	2	2	0
Fair	645	321	305	28	30	48	171	65
Substandard	664	334	320	28	30	50	173	65
% Substandard	31.2	52.6	56.4	14.5	12.5	31.3		12.5
Average	1,065	221	183	143	184	95	174	304
Good	395	80	64	22	25	15	109	153
Very Good	1	0	0	0	1	0	0	0
Excellent	0	0	0	0	0	0	0	0
Standard	1,461	301	247	165	210	110	283	457
% Standard	68.8	47.4	43.6	85.5	87.5	68.8	62.1	87.5
All Buildings	2,125	635	567	193	240	160	456	522
<i>Mobile Homes</i>								
Unsound	1	0	0	2	0	0	1	2
Very Poor	12	3	3	1	0	0	3	10
Poor	42	21	13	10	0	6	22	26
Fair	405	133	124	34	2	75	41	322
Substandard	460	157	140	47	2	81	67	360
% Substandard	49.1	70.4	77.3	48.5	66.7	72.3	67.7	42.4
Average	432	55	40	30	1	29	26	440
Good	19	3	0	6	0	1	3	34
Very Good	26	8	1	14	0	1	3	15
Excellent	0	0	0	0	0	0	0	0
Standard	477	66	41	50	1	31	32	489
% Standard	50.9	29.6	22.7	51.5	33.3	27.7	32.3	57.6
All Units	937	223	181	97	3	112	99	849

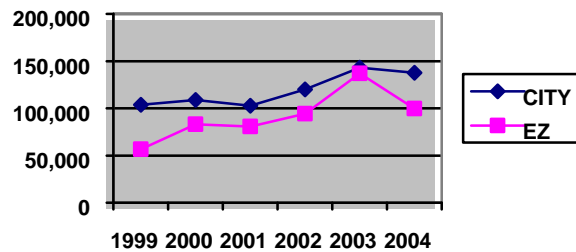
Source Data: Knox County Property Assessors 2004 and Metropolitan Planning Commission
Note: Only whole apartment buildings are reported, not individual apartment units.

5. Housing Prices and Availability

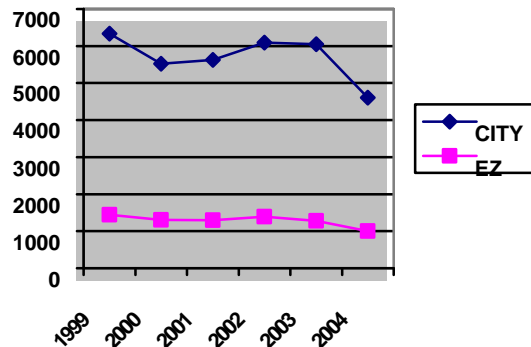
a) Homebuyer Market

Information on sales volume and prices for single family homes, condos, and duplexes is available from the Knox County Property Assessor's Office. The average sales price of homes within the City of Knoxville was \$118,816 over the period 1999-2004. As seen in the graph below, prices were fairly stable for a few years, and increased more sharply in 2002 and 2003. Empowerment Zone prices have moved closer to the City average, but the volume is less than a quarter of all sales.

AVERAGE SALES PRICE 1999-2004



SALES VOLUME 1999-2004



Source: Knox County Property Assessor, 2004, Compiled by the Knoxville/Knox County Metropolitan Planning Commission, December 7, 2004.

Most homes (59%) sold within the City from 1999-2003 sold for under \$80,000. The median home price increased, however, in 2004 to the \$80,000 - \$99,999 price range. Within the Empowerment Zone, 71% of all homes sold for under \$60,000 from 1999-2004. Most homes sold in the City during this time period had three bedrooms, while in the EZ most homes sold had 2 or fewer bedrooms.

TABLE 9
SALES VOLUME AND PRICES OF SINGLE FAMILY HOMES, CONDOS,
DUPLEXES, BY NUMBER OF BEDROOMS
CITY OF KNOXVILLE AND EMPOWERMENT ZONE, 1999-
2004

Year	Bedrooms	Knoxville		Empowerment Zone	
		Volume	Average Sale Price (\$)	Volume	Average Sale
1999-2004	2 or Less	10,734	56,350	3,315	38,460
	3	15,164	91,017	1,970	59,813
	4	2,710	139,747	535	56,924
	5 or More	723	187,667	259	84,609
	All Units	29,331	85,215	6,079	48,971

Notes:

1. Sales data through third quarter 2004.

2. Only those records with bedroom information have been included in this summary. Several records were lacking complete information and had to be excluded. As a result, the totals reported here represent a sample of the overall sales history from 1999-2004. Refer to the summary table for the City, Empowerment Zone, and City Census Tracts for complete totals.

Compiled by the Knoxville/Knox County Metropolitan Planning Commission, December 7, 2004.

Source data: Knox County Property Assessor, 2004.

b) Rental Market

1,276 multi-family housing units have been added to the City of Knoxville since 2000. As part of their First Quarter, 2004 Quarterly Market Analysis, The Apartment Association of Greater Knoxville calculated the absorption rate from 2002 – 2003 with the following result:

Number of units vacant at the end of 2002	3,162
Number of multi-family building permits issued in 2003	387
<u>Number of units vacant units at the end of 2003</u>	<u>4,019</u>
Absorption of units through 2003	-470

The Apartment Association survey covering the First Quarter of 2004 showed an overall occupancy of 90.15% as reported by apartment owners, property managers, and resident managers. The following table shows average rents and occupancy by area.

TABLE 10
AVERAGE APARTMENT RENT AND OCCUPANCY BY UNIT TYPE BY AREA
KNOXVILLE MARKET, FIRST QUARTER, 2004

Unit Type	UT	East	North	Outlying	South	West	All Areas
<i>Occupancy (%)</i>							
1 Bedroom/1 Bathroom	91.67	95.69	94.56	89.85	89.93	92.74	92.74
2 Bedrooms/1 Bathroom	94.07	85.16	93.45	81.05	93.75	83.63	85.55
2 Bedrooms/1.5 Bathrooms	n/a	95.83	89.29	97.80	90.00	92.88	93.07
2 Bedrooms/2 Bathrooms	91.67	85.66	93.68	89.33	87.50	89.68	90.26
3 Bedrooms/2 Bathrooms	n/a	89.23	87.50	100.00	n/a	82.18	85.76
Efficiency	95.42	83.33	93.83	48.53	59.26	87.20	84.01
All Types	92.80	89.55	93.01	87.00	89.52	89.87	90.15
<i>Average Rent (\$)</i>							
1 Bedroom/1 Bathroom	440	453	398	418	373	510	458
2 Bedrooms/1 Bathroom	574	460	445	493	420	586	513
2 Bedrooms/1.5 Bathrooms	n/a	485	522	541	599	757	697
2 Bedrooms/2 Bathrooms	780	696	617	750	657	669	669
3 Bedrooms/2 Bathrooms	n/a	625	713	704	n/a	796	766
Efficiency	396	300	343	335	303	429	383
All Types	548	503	506	540	470	625	581

TABLE 11
APARTMENT RENT RATE (\$) HISTORY BY UNIT TYPE, ALL SUB-AREAS
KNOXVILLE MARKET, FIRST QUARTER, 2000-2004

	2000	2001(% Change)	2002(% Change)	2003(% Change)	2004(% Change)	% Change 2000-2004
1 BR/1 BTH	400	404 (1%)	424 (5.0%)	462 (9.0%)	458 (-.87%)	14.50%
2 BR/1 BTH	464	434 (-6.5%)	484 (11.5%)	507 (4.8%)	513 (1.18%)	10.56%
2 BR/1.5 BTH	466	466 (0.0%)	526 (12.9%)	553 (5.1%)	697 (26%)	49.57%
2 BR/2 BTH	618	618 (0.0%)	715 (15.7%)	676 (-5.5%)	669 (-1%)	8.25%
3 BR/2 BTH	674	674 (0.0%)	693 (2.8%)	769 (11.0%)	766 (-.4%)	13.65%
Efficiency	326	326 (0.0%)	340 (4.3%)	379 (11.5%)	383 (1.1%)	17.5%

BR = Bedroom
BTH = Bathroom

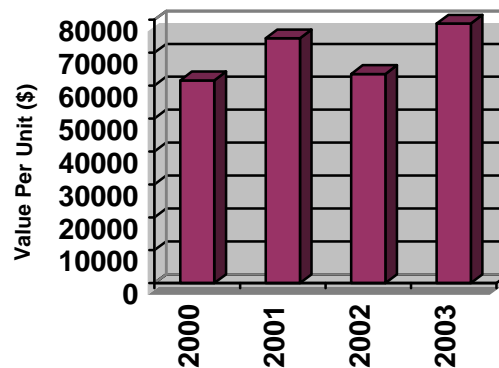
Yearly rent increases varied depending on number of baths/bedrooms. After increase in rents for all units types in 2002, the rate of increase tended to slow down in 2003 with little or

negative growth in 2004. An exception was for units with 2 BR/1.5 BTH; rents continue to rise and increased almost 50% over the time period. Overall rent increases for other units ranged from 8.25% for 2BR/2BTH to 17.5% for efficiency units. Changes in rent were fairly consistent with changes in income and prices. As a comparison, Median Family Income as computed by HUD increased from \$45,697 to \$52,812 (15.6 %) from 1999 – 2004 (3.1% per year over 5 years). The average Consumer Price Index increased 16.7% from 2000 to 2004, averaging 2.4% per year.

c) Cost of Housing

According to MPC's Development Activity Reports, the dollar value of residential building permits during the period 2000-2003 was \$214,733,482 for 3,132 housing units. This results in an average value of \$68,561. 37% of these building permits and 34.5% of the value were for units within Knoxville's Empowerment Zone. However, during 2002 and 2003, 45% of the value was in the Empowerment Zone.

AVERAGE VALUE OF RESIDENTIAL BUILDING PERMITS 2000-2003 CITY OF KNOXVILLE



II. Assisted/Special Needs Inventory

A. Housing Stock Available to Serve Persons with Disabilities and to serve persons with HIV/AIDS and their Families

1. Apartments

The following Public Housing Developments administered by Knoxville's Community Development Corporation (KCDC) are designated for the Elderly and Persons with Disabilities. 159 public housing units are accessible units.

Cagle Terrace, 1225 Burge Avenue
Dr. Lee Williams Complex, 317 McConnell Street
Isabella Towers, 1515 Isabella Circle
Love Towers, 1171 Armstrong Avenue

The following privately owned rent subsidized developments have some or all of their units for the elderly and/or persons with disabilities:

Broadway Towers, 1508 McCroskey Avenue
Candleridge Apartments, 3405 Harrow Gate Lane, Powell
Dogwood Terrace, 8729 Middlebrook Pike
Golden Age, 1109 Beaman Lake
Morningside Gardens, 1800 Linden Avenue
Mountain Park Villa, Old Clinton Highway, Powell
St. Mary's Villa, 4121 Emory Road
St. Mary's Riverview I & II, 5845 John Sevier Highway
Summit Towers, 201 Locust Street
Sunnybrook Apartments, 4500 Doris Circle
Westview Towers, 7823 Gleason Road

2. Group Homes

The following properties are HUD assisted group homes for persons with disabilities:

CONTACT	PROPERTY
Knox County Association for Retarded Citizens Phone: 865-546-9431 sun3000@bellsouth.net	BETA DEVELOPMENT COMPANY GROUP HOME 3706 Washington PIKE KNOXVILLE, TN 37917-2901 Phone: 865-546-5026
Knox County Association for Retarded Citizens Phone: 865-546-9431 sun3000@bellsouth.net	BETA HOME, INC. 1809 LUTTRELL ST KNOXVILLE, TN 37917-5826 Phone: 865-521-7683
Cerebral Palsy Center For Handicapped Adults Phone: (615) 523-0491 cpc@cpcenter.org	CEREBRAL PALSY HOUSING CORP 2014 HIGHLAND DR KNOXVILLE, TN 37918-2219 Phone: 865-687-9204

American Apartment Management
Co., Inc.
Phone: 865-525-7500

GOODMAN POWELL COURT
4209 COFFEY ST
KNOXVILLE, TN 37920-4179
**NOTE: This property is for
persons with HIV/AIDS**

OVERLOOK CENTER INC
Phone: (865) 380-1455

HORIZON HOUSE I
1903 Piney Grove Church RD
KNOXVILLE, TN 37909-1736
Phone: 865-693-9229

Sertoma Center, Inc.
Phone: (865) 524-5555
scenter@mindspring.com

SERTOMA GROUP HOME III
812 GLENOAKS DR
KNOXVILLE, TN 37912-3717
Phone: 865-689-8448

Sertoma Center, Inc.
Phone: (865) 524-5555
scenter@mindspring.com

SERTOMA HOUSING GROUP
HOME I
1136 GRONER AVE
KNOXVILLE, TN 37915-2627
Phone: 865-525-6277

Sertoma Center, Inc.
Phone: (865) 524-5555
scenter@mindspring.com

SERTOMA HOUSING GROUP
HOME II
1914 River Shores DR
KNOXVILLE, TN 37914-6026
Phone: 865-637-8710

OVERLOOK CENTER INC
Phone: (865) 380-1455

SHAMROCK PLACE
701 SHAMROCK AVENUE
KNOXVILLE, TN 37917-4321

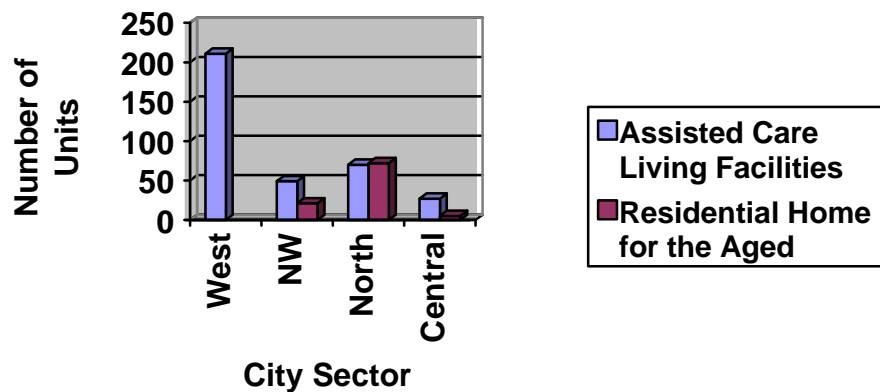
Overlook Senior Citizens Housing
of Loudon Co.
Phone: 423-587-4500
lwwclc@att.net

VICTORY HOUSE
4425 PLYMOUTH DR
KNOXVILLE, TN 37914-4934

3. Assisted Living Facilities

There are several assisted living facilities available for the frail elderly. According to data compiled by the Metropolitan Planning Commission, there are 357 units of assisted care housing and 95 units of residential care for the aged. The following chart shows the distribution of units in different parts of the City. As can be seen from this chart, most of the units are in the western part of the City.

Assisted Living



B. Assisted Housing Inventory

Knoxville's Community Development Corporation (KCDC) is the local public housing authority for the City of Knoxville. As such, KCDC owns and maintains all the public housing units in the jurisdiction. KCDC owns, manages and maintains close to 4,000 rental units throughout the city. These units are located in 12 public housing sites, a KCDC owned Section 8 development, and in the HOPE VI development area. KCDC also administers Rental Assistance programs, including 2,803 vouchers and 144 Section 8 Mod Rehab units. Handicapped-accessible apartments and updated safety features are available at all public housing sites.

AS of January 2005, there were 593 families on KCDC's waiting list for public housing. KCDC's waiting list for Section 8 tenant based assistance has been closed for 71 months; however applicants with verified preferences may apply. There are currently 107 families on this waiting list.

In addition to KCDC housing, the assisted housing inventory includes many privately owned subsidized housing developments. Also, there are many units of housing with restricted rents and occupancy limited to lower income tenants. These include housing developed through the Low Income Housing Tax Credit Program and housing units rehabilitated through the City of Knoxville HOME funded Rental Rehabilitation Program. Though these units have restricted rents which are affordable to tenants at 50, 60 or 65% of the Median Family Income, tenants with incomes below these levels generally still need assistance and often also utilize Rental Assistance Vouchers or Certificates to help pay their rent.

Knoxville's assisted housing inventory is summarized in the table below.

TABLE 12
City of Knoxville Assisted Housing Inventory

Rent Subsidized Developments							
	Type of Housing	Number of Units	0 BR	1 BR	2 BR	3 BR	4+BR
Senior Housing (designated for elderly or elderly or persons with disabilities)	HUD (202, Sec 8 NC & LMSA)	1429	295	1119	15		
	Public Housing	752	564	188			
	Total	2,181	859	1,307	15		
Housing for Persons with Disabilities	HUD (202, Sec 8 NC, 811)	63	22	39	2		
	THDA/Sec 8	28		28			
	Public Housing (portion of E/H not designated for elderly)	272	244		28		
	Total	363	266	67	30		
Family / nondesignated	HUD (Sec 8 NC & SR, LMSA, Pres.)	1413		275	770	360	8
	THDA/Sec 8 NC	199		38	113	40	8
	Public Housing	2,528	108	552	919	670	279
	Sec 8 Mod Rehab	144			144		
	Total	4,284	108	865	1,946	1,070	295
Total Subsidized Developments		6,828					
Rental Assistance	Section 8 Certificates & Rental Assistance Vouchers	2803					
Rent/Occupancy Restricted Unit	Low Income Housing Tax Credits (units allocated since 1994)	876					
	City of Knoxville HOME Rental Rehab (in affordability period)	116	22	10	62	22	0
Total Assisted/Rent Restricted		10,623					

The above table shows a total of 4,284 units in project based rent subsidized developments. This is a 215 unit increase over the 2000 Five Year Plan. Tenant based rental assistance has increased by 904 units. The total of rent assisted and rent restricted units and rental assistance is a 15% increase (1,406 units) over the 2000 Five Year Plan.

In addition to what is noted in the chart, there are 761 Low Income Housing Tax Credit units in either the carryover or reservation process, excluding 546 units that have received tax credit reservations but are currently HUD subsidized and are counted in that section.. The assisted housing inventory is primarily targeted to very low and extremely low income tenants. Most Low Income Housing Tax Credit developments and HOME funded units are targeted to tenants below 60% of the median family income, adjusted for family size.

A number of subsidized housing developments have reached the end of their Section 8 contracts or are due to due so soon. In these cases, HUD is extending the contracts for one year at a time. Some units in the past have opted out of the program, and the project-based assistance was replaced with rental assistance vouchers. There are not any developments known to be planning to opt out at this time and it is expected that HUD will continue to extend Section 8 contracts.

KCDC has made several changes to its public housing stock as part of its strategy to modernize the developments. These changes have included the demolition of College Homes and newly constructed units for HOPE VI, demolitions at Austin Homes, Christenberry, and Lonsdale Homes, unit conversions, acquisition and rehabilitation of Regency Apartments, and new construction. KCDC's new 5-Year Plan, proposes demolition or disposition of 100 obsolete public housing units. They won't know which development location(s) until they have a study done on developments that are not currently undergoing modernization/redesign (Lonsdale, Christenberry & Regency).

The following table gives an updated inventory of KCDC's public housing. It shows the housing developments owned and operated by KCDC and the number of units in each bedroom size.

TABLE 13
Knoxville's Community Development Corporation
Public Housing Units by Bedroom Size

Development	Total Units Available for Occupancy	Total 0-BR Available	Total 1-BR Available	Total 2-BR Available	Total 3-BR Available	Total 4-BR Available	Total 5-BR Available	Non-dwelling Units
TN 3-1 Western Heights 1701 Jourolman	244	0	96	104	44	0	0	0
TN 3-4 Western Heights 1701 Jourolman (Addition)	438	0	44	181	134	63	16	4
TN 3-2 College Homes 741 Maria	Demolished	0	0	0	0	0	0	0
TN 3-3 Austin Homes 1225 Burge	Demolished	0	0	0	0	0	0	0
TN 3-5 Lonsdale Homes 2615 Badgett	212	0	5	162	40	5	0	0
TN 3-6 Austin Homes	125	0	31	41	31	18	4	0

Development	Total Units Available for Occupancy	Total 0-BR Available	Total 1-BR Available	Total 2-BR Available	Total 3-BR Available	Total 4-BR Available	Total 5-BR Available	Non-dwelling Units
1225 Burge								
TN 3-7 Love Towers 1171 Armstrong (Elderly/Disabled)	247	103	116	28	0	0	0	0
TN 3-8 Taylor Homes 317 McConnell	227	0	59	50	69	30	19	1
TN 3-9 Lee Williams 317 McConnell	267	108	140	19	0	0	0	0
TN 3-10 Cagle Terrace 515 Renford (Elderly/Disabled)	271	247	24	0	0	0	0	0
TN 3-11 Northgate Terrace 4301 Whittle Springs (Elderly)	272	246	26	0	0	0	0	0
TN 3-12 Christenberry Hgts. 3916 Claudius	264	0	19	107	125	10	3	2
TN 3-13 Mont. Village 4530 Joe Lewis	81	0	0	62	19	0	0	0
TN 3-14 Mont. Village 4530 Joe Lewis	365	0	108	38	108	65	46	2
TN 3-18 Isabella Towers 1515 Isabella Cir.(Elderly/Disabled)	234	212	22	0	0	0	0	0
TN 3-21 Mechanicsville Scatter Site Housing. 741 Maria	25	0	0	5	20	0	0	0
TN 3-22 HOPE VI Passport Homes	11	0	0	6	5	0	0	0
TN 3-23 HOPE VI Passport Residences	50	0	0	43	7	0	0	0
TN 3-25 Regency	174	0	42	96	36	0	0	0
TN 3-26 Lonsdale Homes Addition (New Construction in progress)	45	0	8	5	32	0	0	0
TOTAL	3,552	916	740	947	670	191	88	9

As of 3/23/2005

Total Non-dwelling Units:

43 (33 + 10 Employee Units)

Note: Total X-BR Available + Non-Dwelling Units = Total Units

Total Units Available for Occupancy = Sum of Total X-BR Available

Units already demolished or approved to be demolished have been removed from unit count (Austin, Lonsdale, Christenberry, Regency). Also, numbers reflect units already converted or to be converted to make bigger units (Lonsdale and Christenberry).

Not included in the unit count is the last phase of HOPE VI - Flenniken Manor in South Knoxville is now under construction to be completed by the end of October 2005 and will include 42 elderly-designated units (34 one-bedrooms & 8 two-bedrooms)

C. Inventory of Emergency, Transitional and Permanent Housing Facilities to Serve the Homeless

Fundamental Components in CoC System – Housing Inventory Chart											
EMERGENCY SHELTER											
Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Beds					2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow /Voucher
Current Inventory											
Catholic Charities	Samaritan Place	P-10/04	471014	SMF				10	10		
Child and Family TN	Runaway Youth Shelter	P-10/04	471014	YMF				5	5		
Child and Family TN	Family Crisis Center	P-10/04	471014	M	DV		13	13	26		5
Knox Area Rescue Ministries	Samaritan Place	P-10/04	471014	SM				170	170		50
Knox Area Rescue Ministries	Hope Haven	P-10/04	471014	SF				40	40		15
The Salvation Army	Joy Baker Center	P-10/04	471014	M			26	10	36		
The Salvation Army	Men’s Shelter	P-10/04	471014	SM				146	146		15
SUBTOTAL							39	394	433		85
Under Development											
The Salvation Army	Family Shelter		471014	FC		5	20				
SUBTOTAL							59	394	453		85
TRANSITIONAL HOUSING											
Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Beds					2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
Child and Family TN	Transitional Living	P-10/04	471014	M				5	5		
Child and Family TN	Great Starts	P-10/04	471014	FC		11	22		22		
Child and Family TN	Family Crisis Center Supportive Living	P-10/04	471014	M		2	7	6	13		
Knox Area Rescue Ministries	Lazarus Hall	P-10/04	471014	SM				62	62		
Knox Area Rescue Ministries	Serenity Shelter	P-10/04	471014	SF				30	30		
Knox Area Rescue Ministries	New Life Inn	P-10/04	471014	FC		18	64		64		
STEPS House	Veterans Program	P-10/04	471014	SM	VET			40	40		
STEPS House	Recovery Program	P-10/04	471014	SM				50	50		

Salvation Army	Transitional Housing Program	P-10/04	471014	SMF				66	66		
YWCA	Transitional Housing	P-10/04	471014	SF				58	58		
Helen Ross McNabb	Dumplin Valley/Harmony House	P-10/04	479093	SM				14	14		
Agape Outreach Homes	3200 Garden	P-10/04	471014	SM				12	12		
Agape Outreach Homes	5403 Jacksboro	P-10/04	471014	SM				12	12		
EM Jellinek	EM Jellinek Center	N	471014	SM				50	50		
Agape Inc	Halfway House	P-10/04	471014	SF				24	24		
SUBTOTAL						31	93	429	522		
Under Development											
SUBTOTAL					31	93	429	522			
PERMANENT SUPPORTIVE HOUSING											
Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Beds						2004 All Beds	
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
Volunteer Ministry	Jackson Apartments	P-10/04	471014	SM				16	16		
Catholic Charities	Goodman Powell	P-10/04	471014	SMF	AIDS			9	9		
Positively Living	Parkridge Harbor	P-10/04	471014	SM				24	24		
Helen Ross McNabb	625 Morgan St	P-10/04	471014	SMF				8	8		
Helen Ross McNabb	629 Morgan St	P-10/04	471014	SMF				5	5		
Helen Ross McNabb	College Street	P-10/04	471014	SF				3	3		
Helen Ross McNabb	Daily Street	P-10/04	471014	SM				3	3		
Child and Family TN	Pleasantree Apartments	P-10/04	471014	M		7	26	25	51		
Agape Outreach Homes	1141 Fair	P-10/04	471014	SM				6	6		
Agape Outreach Homes	Essary Drive	P-10/04	471014	SM				8	8		
Peninsula Behavioral Health	Horizon House I & II	N (no response)	471014	SMF				16	16		
Peninsula Behavioral Health	Laurel Place	N (no response)	471014	SMF				6	6		
Peninsula Behavioral Health	Shamrock Place	N (no response)	471014	SMF				8	8		
Peninsula Behavioral Health	Woodgrove	N (no response)	471014	SMF				6	6		
SUBTOTAL					7	26	143	169			

Under Development											
Agape Outreach Homes	Essary Drive		471014	SM				4	4		
Agape Outreach Homes	Cedar Lane		471014	SM				10	10		
Helen Ross McNabb	Permanent Housing for Homeless Mentally Ill		471014	SMF				10	10		
SUBTOTAL							7	26	167	193	

III. Relationship of Characteristics of Housing Market to Use of Funds

- The City's age and condition of housing, particularly within the Empowerment Zone and Central Sector point to the need for continued housing rehabilitation and preservation programs with CDBG and HOME funds.
- The private market, including Low Income Housing Tax Credit Development, is more than keeping up with household growth and need for additional rental units. Funds are needed to improve rental housing conditions and affordability more than creation of new units. Funding of new units should be limited to situations where the project funding results in affordable units for very low-income tenants without the need for separate rental subsidies, or where new construction is necessary to meet special needs. The City supports KCDC's plans to apply for additional rental assistance vouchers to help make more housing affordable.
- The almost even split between owner-occupied and rental housing within the City limits points to the need for funding to encourage home purchase within the City, particularly within the Empowerment Zone where the homeownership rate is only 31%.
- Several factors including age and condition of housing, lower values and sales volume, and lower homeownership rate in the Empowerment Zone and central City, point to the need to fund Comprehensive Neighborhood Revitalization efforts. Such efforts would include housing rehabilitation and new construction on infill sites, historic preservation, and encouragement of homeownership and movement of diverse populations into the neighborhoods. Such efforts would be in conjunction with activities to provide affordable home repairs for existing residents and affordable homeownership opportunities for low-moderate income residents.

Part Three: Assessment of Needs and Priorities

I. HOUSING NEEDS ASSESSMENT

A. Estimated Housing Needs

Table 2A provides an estimate of housing needs for the next five year period for households of various types and income levels. Information for this table was derived from the CHAS Data Book, which is a special run of year 2000 census data provided on HUD's web site. The CHAS data table showing affordability problems for all households and affordability mismatch information derived from the CHAS data tables is included at the end of this section. The unmet need for each category is the % of households in each household type who have a housing problem times the number of households of that type. The household types include small related, large related and elderly renter households; other renter households such as nonelderly individuals or unrelated adults; owner households; and special populations. The special populations category overlaps the others and includes all households where one or more persons has mobility or self care limitation. The renter category could include families already receiving housing assistance if they still have a housing problem, such as paying more than 30% of their income for housing. Additional information used to identify housing needs and determine priorities included:

- Affordability mismatch information – The CHAS Data tables also include a table showing the number of units available at different rent and value levels and the number occupied by very low, extremely low and low income households. The information is presented by number of bedrooms.
- Census and market data – The Knoxville-Knox County Metropolitan Planning Commission (MPC) provided extensive information from the census and other market sources. This information was used to prepare the Housing Market Analysis as well as identify housing needs. The complete set of tables is available from MPC.
- Surveys – The City sent out nearly 1800 surveys to get input on needs and priorities. There were 2 surveys; one went to the City's outreach mailing list and was designed to be answered by residents or agency representatives. This survey was responded to primarily by Agency representatives and is referred to below as the *Agency Survey*. 86 Agency Surveys were returned. The second survey was designed for neighborhood residents. It was mailed to the City's housing rehab waiting list, KCDC's waiting list, and participants in Knox Housing Partnership's homeownership training program. It was also distributed at various neighborhood meetings and made available at various locations such as the Community Action Committee's Neighborhood Centers and libraries. This survey is referred to below as the *Resident Survey*. 304 Resident Surveys were returned.

- Consultation with Housing Authority – Community Development and KCDC staff worked together to evaluate housing needs and priorities.
- Public Input Meetings – The City held a public meeting on December 7, 2004 to get input on community needs. The results of the surveys and City's preliminary analysis of needs and priorities was presented at 2 public meetings, one in conjunction with a COIN meeting on January 10 and a second on January 11, in order to obtain feedback on the City's proposed priorities.

1. Category Needs

a) Extremely Low Income: Income \leq 30% of AMI

There are 7762 renter households and 2489 homeowner households with extremely low income who have a housing problem. 62.6% of renters in this category pay more than 30% for housing, 51.2% pay more than 50%. 74.1% of homeowners in this group pay more than 30% for housing; 53.5% pay more than 50%. Most of the households in need fall in this income group. The affordability mismatch table shows there is a shortage of units affordable to this group, yet there are also many vacancies. It appears tenants are paying more to rent nicer units. It may be that the vacancies in spite of need probably results from condition. 60.9% of units affordable to this group were built before 1970. There are 3,135 renters and 1,424 homeowners below 30% with mobility & self-care limitation. 59.7% reported a housing problem in the census data. There are 523 extremely low income households on KCDC's waiting list for public housing and 99 on the waiting list for rental assistance.

b) Very Low Income: Income $>$ 30% but \leq 50% of AMI

There are 4693 renter households and 1984 homeowner households with very low income who have a housing problem. 62.9% of renters in this category pay more than 30% for housing, but only 20% pay more than 50%. 50.5% of homeowners pay more than 30% for housing; 25.2% pay more than 50%. According to the CHAS mismatch data, there is a surplus of units affordable to this group. 56.9% of rental units and 81% of owner units affordable to this group were built before 1970. 44.6% of rental units have some housing problem, while 6.7% of the owner units do. There are 1,560 renters and 1,459 homeowners between 30-50% MFI with mobility & self-care limitations. 46.7% have a housing problem. There are 60 very low income households on KCDC's waiting list for public housing and 8 on the waiting list for rental assistance.

c) Low/Mod Income: Income $>$ 50% but $<$ 80% of AMI

2059 rental households and 2,410 homeowners in this income category have a housing problem. 24.7% of renters in this category

pay more than 30% for housing; 1.4% pay more than 50%. 33.6% of homeowners pay more than 30% while 7.9% pay more than 50%. According to the CHAS mismatch data, there is a surplus of units affordable to this group. However, vacancy rates are lower than for the more affordable units. It appears lower income tenants are also renting these units. 36.3% of rental units and 66% of owner units affordable to this group were built before 1970. 44.3% of rental units have some housing problem, however only 3% of owner units do. There are 1,035 renters and 1,855 homeowners with mobility & self-care limitations. 30.4% have a housing problem.

d) Middle Income: Household Income >80% MFI

563 renters and 2,130 homeowners have a housing problem; this is 7.5% of households. 2.3% of renters and 7.7% of homeowners pay more than 30% for housing; less than 1% pay more than 50%. There is a shortage of units with rents affordable to those above 80%; however this is more than made up by a surplus of less expensive units. For homeowner units, there is a shortage of houses valued for the above 80% income range. There are 5,885 households with mobility/self care limitations. 7.6% have a housing problem.

e) Elderly Households

Elderly homeowners are more likely than elderly renters to have a housing problem. 1760 renter households and 9,033 homeowner households have a housing problem 36.7% of elderly (1-2) renter households pay more than 30% for housing; 14.6% pay more than 50%. Those with the greatest cost burden have incomes > 30% and < 50% MFI with 53.7% paying more than 30%. 21.8% of elderly homeowner households pay more than 30% for housing and 10% pay more than 50%. For elderly homeowners, the cost burden is greatest for those below 30% MFI where 73% are cost burdened. Overall, there is a shortage of 0-1 bedroom units. However, there is a 10.6% vacancy rate, with most of the vacancies in units affordable to under 50% MFI. It appears that many elderly & other non-family households are renting larger units. 54.4% of 0-1 bedroom units affordable to <30% and 57.7% of those affordable to < 50% were built before 1970. There are 4,033 extra elderly (1 or 2 member household 75 or older) and 3,105 elderly households with mobility and self-care limitations. Two thirds are homeowners. 2070 of these households (29%) have a housing problem. The largest income category is below 30% MFI; however 41% of the homeowners are above 80% MFI. Elderly households make up only 5% of KCDC's waiting list for public housing, with 31 elderly families on the list.

f) Families/Persons w Disabilities including persons with HIV/AIDS and their Families

2847 renters and 5,462 homeowner households with mobility/self-care limitations have a housing problem. Mobility/self-care limitation is defined as 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home. There are 9,215 non-elderly households, 4,033 extra elderly and 3,105 elderly households with mobility/self care limitations. 51% have a housing problem. For the non-elderly households, housing problems are greatest for those < 50% MFI.

According to the Disability Resource Center (DRC), the greatest housing obstacle for persons with disabilities is affordability, since so many rely solely on Supplementary Security Income (SSI) as a sole income source. SSI does not provide enough income to afford private market affordable housing without an additional housing subsidy, particularly with rising rents. There are 135 families with disabilities on KCDC's waiting list for public housing.

Another problem cited by DRC is accessible bathrooms, specifically the rare find of a roll-in shower. They also get a lot of calls on accessible parking. It's usually not adequate, especially for van users.

The availability of accessible housing depends on the definition used, which may vary from just grab bars to fully accessible. A need exists for an information resource about the location and type of accessibility offered.

The following tables show the number of persons with disabilities in Knoxville by gender and age; and race and ethnicity. This information is from the 2000 Census.

Persons with Disabilities by Gender and Age					
Age	16-20	21-64	65-74	75+	Total
Males	1145	11144	1968	1994	16251
Females	1016	11071	2744	4688	19519
Total	2161	22215	4712	6682	35770

Person with Disabilities by Race and Ethnicity	
--	--

Race	White	Black	American Indian or Alaskan Native	Asian	Native Hawaiian or other Pacific Islander	Other Race	Total
	28357	6097	186	307	0	823	35770
Ethnicity	Hispanic	Not Hispanic					
	405	35365					
							35770

The census also provides estimates of the frequency of different types of disabilities:

[P41. AGE BY TYPES OF DISABILITY FOR THE CIVILIAN NONINSTITUTIONALIZED POPULATION 5 YEARS AND OVER WITH DISABILITIES \[19\] - Universe: Total disabilities tallied for the civilian noninstitutionalized population 5 years and over with disabilities](#)
Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	Knoxville city, Tennessee
Total disabilities tallied:	72,519
Total disabilities tallied for people 5 to 15 years:	2,081
Sensory disability	322
Physical disability	266
Mental disability	1,360
Self-care disability	133
Total disabilities tallied for people 16 to 64 years:	46,307
Sensory disability	4,011
Physical disability	10,068
Mental disability	8,207
Self-care disability	2,871
Go-outside-home disability	7,416
Employment disability	13,734
Total disabilities tallied for people 65 years and over:	24,131
Sensory disability	4,105
Physical disability	8,134
Mental disability	3,238
Self-care disability	2,639
Go-outside-home disability	6,015

U.S. Census Bureau
Census 2000

2. Needs of Public Housing

KCDC currently has 3,552 public housing units available for occupancy. 916 0-BR, 740 1-BR, 947 2-BR, 670 3-BR, 191 4-BR and 88 5-BR units. An additional 43 units are used for other purposes including employee units. These numbers include newly constructed units at Lonsdale Homes or units to be constructed in the next phases and units at Lonsdale and Christenberry that are being converted to make bigger sized apartments.

For example, 2 two-bedroom units might be combined to make 1 big three-bedroom unit. Units already demolished or approved to be demolished are not included in this unit count (Austin, Lonsdale, Christenberry, Regency). In addition, KCDC will be adding a 42-unit complex as the last phase of HOPE VI as part of the replacement units for College Homes.

There are currently 593 families on the public housing waiting list. 456 families are waiting for a one-bedroom unit, 89 for a two-bedroom, 34 for a three-bedroom, and 12 for a four-bedroom and 2 for a five-bedroom unit.

KCDC's housing stock is in good repair with efforts continually being made to improve the physical buildings as well as the quality of life for residents living there. KCDC staff, under the leadership of KCDC's President and CEO and its Chairman and members of the Board of Commissioners, has worked collaboratively to develop a corporate vision. The vision is to redefine KCDC's value within the marketplace by providing competitive housing and services to expanded markets, and to drive efficiency and service improvements through enhanced communications and alliances. KCDC plans to focus on redesigning public housing into competitive, affordable housing with value-added extras.

KCDC's annual and five-year plans show the improvements planned for different public housing developments over the next five years. (See Appendix for the KCDC Capital Fund Annual Program Statement and optional 5-Year Action Plan for Capital Fund) In addition, KCDC is nearing completion of its a HOPE VI revitalization effort. The last phase of HOPE VI will be the construction of a 42-unit complex designated for elderly. Also, taking advantage of a new HUD regulation designed to allow a Public Housing Agency to accelerate the renovation of its public housing stock through the securitization of Capital Funds, KCDC secured the issuance of bonds to generate additional funds for redesigning and modernizing two of its public housing developments, Lonsdale Homes and Christenberry Heights. Finally, KCDC is renovating the Regency complex, which it purchased as replacement housing for demolished units.

KCDC conducted a Section 504 needs assessment in accordance with 24 CFR 8.25. All common facilities were made handicapped accessible in accordance with federal regulations. Where possible, up to 5% of all dwelling units were made accessible. Accessible units are well distributed throughout KCDC's inventory. KCDC has not had a problem with housing families with the need for accessible units, but should the waiting time for families needing accessible units increase significantly, KCDC will reconfigure units in family developments to address this demand.

B. Housing Problems

1. Substandard Housing – Improvements to substandard housing is very important to neighborhood residents. In the resident Survey, when asked to choose up to 3 options for what would make their neighborhood housing better, 65 % selected *improve rental houses/apartments* and/or improve *homeowner's houses* out of a list of 9 options. These were the 2 most frequently selected options. When rated against all neighborhood needs including services and public improvements 20% selected improvements to owner and/or rental housing as one of the 3 most improvement needs. *Improve rental house/apartments* and *Improve homeowners' houses* ranked 3 and 4 in a list of 99 neighborhood needs. When asked about their own housing problems, 34% said their home was in need of repairs.

The problem of substandard housing is substantiated by the housing conditions information in the Market Analysis Section. Over 25% of residential properties within the City of Knoxville fall into the substandard category. The problem of substandard housing is most pronounced in areas where there are the greatest percentage of lower income residents and the least ability to afford the repairs. The greatest need is in the Empowerment Zone, where 40% of the households had incomes below poverty level at the time of the 2000 Census and 55% of single-family housing and 53% of apartment buildings are substandard.

2. Cost Burden – The housing expense that appeared to most impact cost burden for the respondents of the Resident Survey was utility expense. 35% said their utilities were too high. This problem was mentioned even more frequently than the need for housing repairs and ranked second only to *Crime or safety concerns* out of a list of 9 options.

Over 57% of respondents who were renters thought *Help people buy houses* was one of the three most important things for making their neighborhood better, reflecting a need for financial assistance to move renters to homeownership.

The CHAS Data Book provides data that shows the degree to which cost burden is a problem for households of different incomes and type. The following table rank orders the household incomes/types in order to show where the problem is greatest:

Number of Households with Cost Burden > 30%		% of household type/income with Cost Burden > 30%	
Category	Number	Category	% of Category
Renter – All Other Households 0 to 30% MFI	4473	Owners – Large Related 0 to 30% MFI	80.0
Renter – All Other Households 31 to 50% MFI	2644	Owners – Small Related 0 to 30% MFI	78.0
Renter – Small Related 0 to 30% MFI	2060	Owners – Small Related 31 to 50% MFI	78.0
Owners – Elderly 0 to 30% MFI	1300	Renter – All Other Households 31 to 50% MFI	73.5
Renter – Small Related 31 to 50% MFI	1080	Owners – Elderly 0 to 30% MFI	72.9
Owners – Small Related 51 to 80% MFI	1019	Owners – All Other Households 0 to 30% MFI	72.8
Renter – All Other Households 51 to 80% MFI	999	Owners – All Other Households 31 to 50% MFI	68.8
Renter – Elderly Households 0 to 30% MFI	808	Renter – All Other Households 0 to 30% MFI	67.6
Owners – Elderly 31 to 50% MFI	735	Owners – Large Related 31 to 50% MFI	66.7
Owners – All Other Households 51 to 80% MFI	716	Renter – Large Related 0 to 30% MFI	64.9
Owners – Small Related 31 to 50% MFI	650	Renter – Small Related 0 to 30% MFI	61.5
Renter – Elderly Households 31 to 50% MFI	579	Renter – Elderly Households 31 to 50% MFI	53.7
Owners – Small Related 0 to 30% MFI	550	Renter – Small Related 31 to 50% MFI	51.7
Owners – All Other Households 0 to 30% MFI	545	Owners – All Other Households 51 to 80% MFI	49.9
Renter – Small Related 51 to 80% MFI	466	Renter – Large Related 31 to 50% MFI	49.3
Owners – Elderly 51 to 80% MFI	386	Renter – Elderly Households 0 to 30% MFI	45.6
Owners – All Other Households 31 to 50% MFI	375	Owners – Small Related 51 to 80% MFI	42.4
Renter – Elderly Households 51 to 80% MFI	264	Owners – Large Related 51 to 80% MFI	40.2
Renter – Large Related 0 to 30% MFI	240	Owners – Elderly 31 to 50% MFI	35.1
Owners – Large Related 51 to 80% MFI	195	Renter – Elderly Households 51 to 80% MFI	31.3
Owners – Large Related 31 to 50% MFI	170	Renter – All Other Households 51 to 80% MFI	27.0
Renter – Large Related 31 to 50% MFI	165	Renter – Small Related 51 to 80% MFI	20.7
Owners – Large Related 0 to 30% MFI	72	Owners – Elderly 51 to 80% MFI	15.0
Renter – Large Related 51 to 80% MFI	35	Renter – Large Related 51 to 80% MFI	9.9

The household type with the greatest problem with affordability appears to be the “All Other Households” category of renters, particularly those with incomes below 50% MFI. This group of renters is composed primarily of single non-elderly individuals, but also includes other unrelated groupings. More renter households fall into this category than the others and this is the category least served by existing rental assistance and subsidized housing programs (unless the renter has a disability). Very low income (0 – 50% MFI) small related renter households also have a serious problem with cost burden as do extremely low income (0 – 30% MFI) elderly homeowners and very low-mod small family homeowners.

Fewer large related households have a cost burden problem than the other categories, partly because there are so few households in this category. However, high percentages of large related households with extremely low and very low incomes have a cost burden problem. Only 6% of households with an income greater than 80% MFI have a cost burden greater than 30%.

3. Severe Cost Burden – Severe cost burden is when a household pays more than 50% of gross income on housing costs. This is primarily a problem for extremely low income households with incomes under 30% of MFI. 51.2% of renters and 53.5% of homeowners in the income category have a severe cost burden. Only 4.6% of households with incomes between 50 and 80% MFI have a severe cost burden. The table below shows that percentage wise, extremely low-income non-elderly homeowners are most likely to have a severe cost burden. However, the largest number of households with a severe cost burden are extremely low income renters in the all other household and small related household categories.

SEVERE COST BURDEN

Number of Households with Cost Burden > 50%		% of household type/income with Cost Burden > 50%	
Category	Number	Category	% of Category
Renter – All Other Households 0 to 30% MFI	3964.182	Owners – Small Related 0 to 30% MFI	68.8
Renter – Small Related 0 to 30% MFI	1597.95	Owners –All Other Households 0 to 30% MFI	62.1
Renter – All Other Households 31 to 50% MFI	1000.244	Renter – All Other Households 0 to 30% MFI	59.9
Owners – Elderly 0 to 30% MFI	784.96	Owners – Large Related 0 to 30% MFI	48.9
Owners – Small Related 0 to 30% MFI	485.04	Renter – Small Related 0 to 30% MFI	47.7
Renter – Elderly Households 0 to 30% MFI	474.628	Owners – All Other Households 31 to 50% MFI	46.8
Owners –All Other Households 0 to 30% MFI	465.129	Owners – Elderly 0 to 30% MFI	44
Owners – Elderly 31 to 50% MFI	324.57	Renter – Large Related 0 to 30% MFI	41.9
Owners – Small Related 31 to 50% MFI	295.422	Owners – Large Related 31 to 50% MFI	35.3
Owners – All Other Households 31 to 50% MFI	255.06	Owners – Small Related 31 to 50% MFI	31.8
Renter – Small Related 31 to 50% MFI	204.722	Renter – All Other Households 31 to 50% MFI	27.8
Renter – Elderly Households 31 to 50% MFI	163.856	Renter – Elderly Households 0 to 30% MFI	26.8
Renter – Large Related 0 to 30% MFI	155.03	Renter – Large Related 31 to 50% MFI	16.4
Owners – Large Related 31 to 50% MFI	90.015	Owners – Elderly 31 to 50% MFI	15.5
Renter – Large Related 31 to 50% MFI	54.94	Renter – Elderly Households 31 to 50% MFI	15.2
Owners – Large Related 0 to 30% MFI	44.01	Renter – Small Related 31 to 50% MFI	9.8
Owners –Small Related 51 to 80% MFI	0	Owners –Small Related 51 to 80% MFI	

4. Overcrowding – According to U.S. Census 2000 Sample Data, .8% (320 units) of owner-occupied housing units and 3.3% (1,240 units) of renter-occupied housing units are overcrowded (1.01 or more persons per room). The CHAS data defines a housing problem as a cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Since few housing units in Knoxville lack complete plumbing and kitchen facilities, we estimated overcrowding by looking at the number of households with a problem in addition to cost burden. For households with incomes below 80% of MFI, there are an estimated 342 small family renter households, 224 large family renter households, and 120 large family homeowner households with an overcrowding problem. The problem appears to be greatest for households in the 50-80% MFI income category.

5. Lead Based Paint Hazards- We estimated the number of housing units that contain lead-based paint hazards, and are occupied by extremely low, low-income and moderate income families using both CHAS Data from the Affordability Mismatch Table and the Community Development Division's experience to date with evaluating houses for hazards through its housing rehabilitation programs. We are estimating that approximately 80% of housing affordable for occupancy by extremely low-income, low-income and moderate income families that was constructed prior to 1970 contains some lead-based paint hazards. We generally do not find lead hazards in housing constructed in the seventies. Though the number of homes with lead hazards is high, the number of children with elevated blood levels is apparently not. According to the Knox County Health Department representative, he does not recall a recent, (past year) identification of EBL for lead in a child. He said that the incidence has been so low in the past that the County has dismantled their environmental assessment program to monitor this problem. He will follow up with others to see if there have been any recent reports of lead EBL.

Estimate of Lead-Based Paint Hazards

Housing Units by Affordability	Number of Units Built before 1970	Estimated % of Units with LBP	Estimated Number of Units with LBP
Extremely Low income Units	5143	80%	4,114
Very-Low Income Units	19,033	80%	15,226
Low/Mod Income Units	15,276	80%	12,220
Total Older Housing in Low/Mod Housing Stock	39,452	80%	31,560

C. Disproportionate Needs

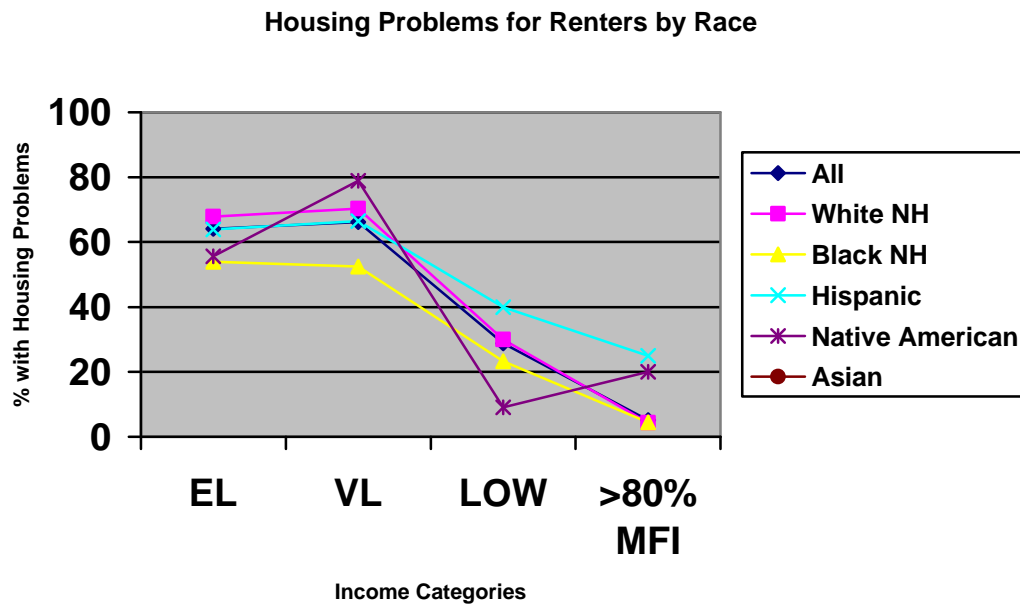
Year 2000 Census information was examined to determine if, for any income category, any racial or ethnic group has a disproportionately greater need in comparison to the needs of the category as a whole. Disproportionate greater need exists when the percentage of persons in a category is at least 10 percentage points higher than the percentage of persons in the category as a whole. At the time of the census, 52.8% of Knoxville's households had low incomes (below 80% MFI), with 34% having very low incomes (below 50% MFI). The following table extracted from the CHAS Data Book shows the breakdown of racial/ethnic groups by income categories, and also shows the percent in each income category who were owners and renters. Areas of disproportionate need are highlighted.

	<30% MFI	30-50% MFI	50-80% MFI	>80% MFI	Total
All Households	15437	10923	14045	36113	76518
<i>% in category</i>	20.2	14.3	18.4	47.2	100.0
<i>% Renters</i>	78.4	65.0	50.9	30.6	48.9
<i>% Homeowners</i>	21.6	35.0	49.1	69.4	51.1
White Non-Hispanic	10675	8360	11745	31285	62065
<i>% in category</i>	17.2	13.5	18.9	50.4	100.0
<i>% Renters</i>	75.9	61.7	48.5	29.0	45.2
<i>% Homeowners</i>	24.1	38.3	51.5	71.0	54.8
Black Non-Hispanic	3930	2090	1810	3770	11600
<i>% in category</i>	33.9	18.0	15.6	32.5	100.0
<i>% Renters</i>	81.7	75.0	60.5	36.3	62.4
<i>% Homeowners</i>	18.3	25.0	39.5	63.7	37.6
Hispanic	194	171	139	278	782
<i>% in category</i>	24.8	21.9	17.8	35.5	100.0
<i>% Renters</i>	100.0	87.1	71.9	64.7	79.7
<i>% Homeowners</i>	0.0	12.9	28.1	35.3	20.3
Native American Non-Hispanic	74	29	44	124	242
<i>% in category</i>	30.6	12.0	18.2	51.2	100.0
<i>% Renters</i>	86.5	65.5	100.0	40.3	65.3
<i>% Homeowners</i>	13.5	34.5	0.0	59.7	34.7
Asian Non-Hispanic	309	80	174	334	897
<i>% in category</i>	34.4	8.9	19.4	37.2	100.0
<i>% Renters</i>	98.7	100.0	92.0	67.1	85.7
<i>% Homeowners</i>	1.3	0.0	8.0	32.9	14.3

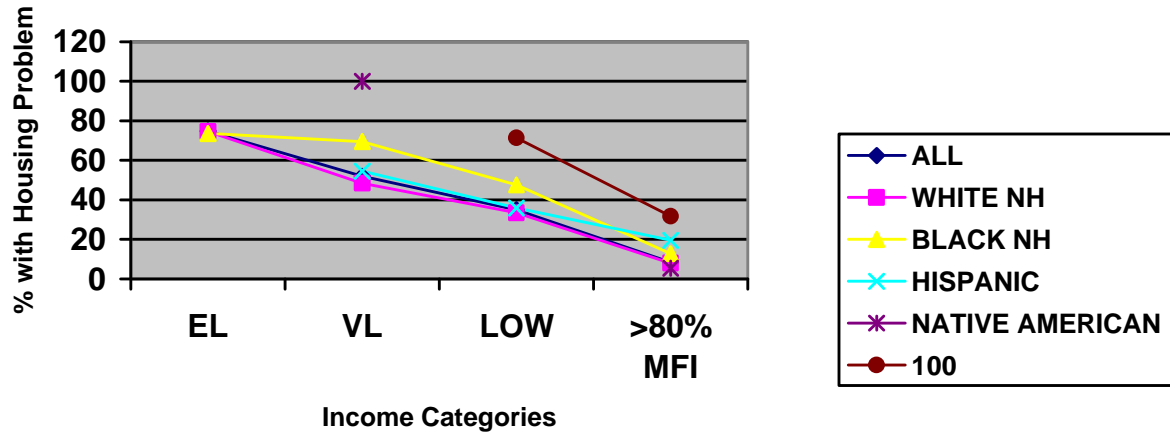
This information shows that all minority groups, except for Hispanic, were disproportionately extremely low income (below 30% MFI). Additionally, all minority groups, particularly Hispanic, were disproportionately renters.

A third of Black/African American households, by far the largest minority group in Knoxville, had incomes below 30% of MFI compared with 17.2% of white households. Black/African American Households had a 37.6% homeownership rate compared with a 54.8% homeownership rate for white households. The largest discrepancy is in the 30-50% MFI category where African American Households have 25% homeownership rate vs 38.3 for white households.

The following charts show the extent of housing problems by race for both renters and homeowners.



Housing Problems for Homeowners by Race



D. Barriers to Affordable Housing

According to a Dec. 2004 survey conducted for Consolidated Plan input, the following conditions ranked high on the list of barriers to affordable housing.⁸ This information is consistent with observations of City staff:

1. Complexity of the development process – The application process for zoning and subdivision regulations can be complicated and confusing. Due to the necessity of application deadlines and approvals required from more than one agency, the process often takes longer than seems necessary. Problems seem to be more frequently encountered on small inner-city lots in older neighborhoods. If changes to the One-Year Plan are involved, applications are automatically delayed until the next quarterly deadline. Public opposition to high-density development is common.

2. Acquiring and Assembling Inner City Parcels – The private developer may encounter insurmountable difficulties when trying to assemble larger tracts for redevelopment. Title problems are common on individual inner city lots, especially those with delinquent taxes. Often abandoned parcels accumulate up to ten years of overdue property taxes plus penalties and interest, frequently exceeding the property's value. Liens for mowing or the cost of demolishing structures adds to the problem making many lots economically infeasible for private development.

3. Increasing Cost of Development - Survey responses indicated that redevelopment of existing sites is often considered to be unprofitable. Often the high risk or narrow profit margins make investors reluctant to be the first to make substantial investments in declining neighborhoods.

4. Access to Available Government Programs and Subsidies - Some respondents to the 2004 survey said they were not aware of government programs designed to reduce or supplement the costs of development.

5. Building Codes - Building Codes designed for new construction or renovation of modern buildings make it difficult and expensive to redevelop some older buildings.

E. Priority Housing Needs

Table 2A identifies a level of priority for each category of income and family type. If a category is rated as a "High" priority, activities to address this need will be funded by the City of Knoxville with federal funds either alone or in conjunction with the investment of other public or private funds during the 5 years of this Consolidated Plan. If funds are available, the City may fund

⁸ Survey results are included in Part One of this Plan.

activities of a "Medium" priority with federal funds either alone or in conjunction with the investment of other public or private funds during the 5 years of this Consolidated Plan. Also, the City will take actions to help locate other funds to address these needs. The City will not fund activities of a "Low" priority with federal funds. However, the City will consider certifications of consistency for other entities' applications for Federal assistance. Based on the above review of housing needs, the following priorities were identified.

1. High Priorities

- ***Extremely Low and Very Low Income Renter Households*** - all household types - 64.1% of these households have a housing problem compared with 40.3% of renter households in the City as a whole. Housing problems exist in the areas of condition and affordability, as well as overcrowding for large families and accessibility for persons with disabilities.
- ***Extremely low, very low and other low income homeowners*** - 49% of these households have a housing problem (62% of very low) compared with 23% of homeowners in the City as a whole. Housing problems exist in the area of condition, affordability of utilities and repairs, as well as overcrowding for large families and accessibility for persons with disabilities.
- ***Special Needs Populations*** -Because HUD funds housing for special needs populations through competitive programs, the City does not plan on targeting a program specifically for special needs housing. However, this category will be assisted through housing rehabilitation programs that include accessibility improvements, the rental rehabilitation program that includes special needs housing as an eligible activity, and through the subrecipient proposal process.

2. Medium priorities

- ***Low/Mod Income (50-80% MFI) Renter Households*** - all household types
29% of these households have a housing problem compared with 40.3% of renter households in the City as a whole. These households are generally able to afford private market units. They are included as a medium priority because at the lower end of the income grouping, some still need assistance for rentals. In addition, this is a prime category for first time home buyer programs.

**TABLE 2A
PRIORITY HOUSING NEEDS**

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	2185	54
		31-50%	H	1189	58
		51-80%	M	576	60
	Large Related	0-30%	H	280	7
		31-50%	H	230	8
		51-80%	M	155	4
	Elderly	0-30%	H	811	6
		31-50%	H	583	9
		51-80%	M	274	0
	All Other	0-30%	H	4483	23
		31-50%	H	2693	14
		51-80%	M	1054	31
Owner	0-30%	H	2491	498	
	31-50%	H	1983	217	
	51-80%	H	2411	112	
Special Needs		0-80%	H	2847	20 *
Total Goals					
Total 215 Goals					
Total 215 Renter Goals					
Total 215 Owner Goals					

* Special needs numbers are also included in income/family type categories above.

II. Homeless Needs Assessment

A. Background

The Continuum of Care for the Homeless, which describes our community's system for assisting the homeless, is a component of a grant application submitted annually to the Department of Housing and Urban Development in order to seek funding for programs that serve the homeless in Knoxville and Knox County. The Continuum of Care for 2004 is the latest completed plan and is included as an appendix to this Consolidated Plan. Information for the sections in the Plan related to homelessness comes from the Consolidated Plan unless noted otherwise. This Continuum of Care will be updated on an annual basis as part of the Continuum of Care Homeless Assistance application process. Because this is an annually generated document, anyone requiring current information about the homeless throughout the duration of this five-year Consolidated Plan should reference the most recent Continuum of Care application. The most current Continuum of Care is available from the City of Knoxville's Community Development Office.

B. Nature and Extent of Homelessness

1. Gaps Analysis - The following table identifies the need for facilities and services for both homeless persons and homeless families with children, both sheltered and unsheltered as well as homeless subpopulations.

TABLE 1 A: Continuum of Care Housing Gaps Analysis Chart

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	394		12
	Transitional Housing	429		0
	Permanent Supportive Housing	143	24	15
	Total	966	24	27
Persons in Families With Children				
Beds	Emergency Shelter	39	20	30
	Transitional Housing	93		30
	Permanent Supportive Housing	26		15
	Total	158	20	75

Form HUD 40076 CoC-H

TABLE 1A: Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	287 (N)	331 (N)	154 (E)	772
2. Homeless Families with Children	9 (N)	24 (N)	8 (E)	41
2a. Persons in Homeless Families with Children	24 (N)	67 (N)	23 (E)	114
Total (lines 1 + 2a)	311	398	177	886
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	185 (E)(S)		47 (E)(S)	232
2. Severely Mentally Ill	199 (N)		<i>Optional for</i>	
3. Chronic Substance Abuse	405 (N)		<i>Unsheltered</i>	
4. Veterans	98 (N)			
5. Persons with HIV/AIDS	4 (N)			
6. Victims of Domestic Violence	88 (N)			
7. Youth (Under 18 years of age)	2 (N)			

2. Racial Breakdown - According to the 2004 *Homelessness in Knoxville and Knox County* study by Dr. Roger Nooe, the ethnic breakdown of the local homeless population is 72% white, 21% African American, and the remaining 7% of other ethnic backgrounds.

3. Those at Risk of Homelessness - Those at imminent risk of homelessness are those making the transition from mental health care facilities, foster care programs, and correctional facilities. The Discharge strategy addresses these situations. In addition, families and individuals who are in danger of eviction or foreclosure are at imminent risk of homelessness. Several services are in place to help those in need of emergency homeless prevention assistance including CAC, the Refuge, Ladies of Charity and The Salvation Army.

C. Priority Homeless Needs

1. Service Priority Needs - In preparation for the Continuum of Care Homeless Assistance application process, the Coalition for the Homeless Continuum of Care Committee conducted a survey of homeless shelters and service providers to get information about inventory, gaps, needed services, barriers and priorities. Results were compiled by Community Development staff. The Continuum of Care process no longer provides for the rating of priorities as High, Medium and Low. However, the survey information allows us to rank order the priorities as shown on the following table:

Results of Survey Ranking - Question VIII, from Feb. 12, 2004

<i>Service</i>	<i>Total</i>	<i>H</i>	<i>M</i>	<i>L</i>	<i>X</i>	<i>Priority Score</i>
Mental Health Care	13	12			1	25
Transitional Housing	13	10	2	1		22
Permanent Supportive Housing	13	10	2		1	23
Substance Abuse Treatment	12	9	3			21
Case Management	12	9	3			21
Housing Placement	14	8	6			22
Medical Services	12	7	5			19
Crisis Management	13	7	4	2		18
Transportation	12	6	6			18
Emergency Shelter	12	6	3	3		15
Job Placement	13	5	5	3		15
Healing/Respite Beds	11	5	4	2		14
Child Care	11	3	6	2		12
Life Skills Training	12	3	7	2		13
Storage space for personal belongin	13	3	7	3		13
Job Training	14	3	6	4	1	13
Meals	11	2	4	5		8
Education	13		10	2	1	11

2. Shelter Priority Needs - The Continuum of Care Committee estimated the amount of unmet need at its May 7 and May 28, 2004 meetings. To come up with the estimates, the Committee reviewed the February 12, 2004 survey results including the number of available beds, the priority given to the type of shelter, the number of current residents who needed a transitional or permanent housing program, the estimated number of additional beds needed for each subpopulation, and the number of beds targeted to that subpopulation that were empty the day of the survey. This resulted in a need for additional beds to meet specific needs. Even though there were empty beds on the day of the survey, there are still some needs not adequately met.

a) *Emergency Housing* – The committee arrived at a need for additional beds for 10 families (30 beds)– this would include men with children, women with children & married or unmarried couples with children- as well as beds for 12 single women. According to our February 12, 2004 bed and population count, there were available beds in all the emergency shelters. However, there are no family emergency shelters and the family transitional housing was full. These results indicated a need for some number of emergency shelter beds for families, including couples and men with children and not just women with children. Another category where a need was indicated is for single women without children who are not in the domestic violence category. There were only 3 available beds at KARM Hope Haven, the only shelter serving this population. There were numerous vacancies for single men in emergency shelters.

b). *Transitional Housing* – The committee determined there is a need for transitional housing with supportive services for up to 10 families (30 beds). Again, this should not be restricted by marital status. According to our February 12, 2004 bed and population count, the only family transitional housing shelter was full, while there were beds available for victims of domestic violence with and without children, single men, single women, and single women or women with children who have substance abuse problems. The following transitional housing categories were full or had only 1 available bed: families, seriously mentally ill, single men with substance abuse problems, male veterans, and youth.

c) *Permanent Supportive Housing* –The committee set a goal for 30 additional permanent supportive housing beds. They are needed for both individuals and those with children. There is a great need to transition those who need permanent supportive housing from the shelters. The Gaps Analysis Survey asked providers to estimate the number of residents in their shelters who would be better served by permanent supportive housing. The responses totaled

120. Almost all respondents rated Permanent Supportive Housing as a high priority. The only thing ranking higher was additional mental health care. Some of this need will be met with new projects or projects under development. According to our February 12, 2004 bed and population count, there were 22 available beds in the permanent supportive housing category. However, 12 of these were in Parkridge Harbor, which had just opened. Other facilities had no more than 2 available beds. Since the date of the survey, Agape has added 10 beds for men with mental illness. Also, Helen Ross McNabb will be adding 10 beds with the Supportive Housing grant that was funded last year.

3. Needs of the Chronically Homeless

The City is giving a High priority to the needs of the chronically homeless in its strategy and is currently developing a strategy to end chronic homelessness.

III. COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. Identification of Needs

The Community Development Division used the following sources and carried out the following activities to identify high priority community development needs:

1. Surveys – The City sent out nearly 1800 surveys to get input on needs and priorities. There were 2 surveys; one went to the City’s outreach mailing list and was designed to be answered by residents or agency representatives. This survey was responded to primarily by Agency representatives and is referred to below as the *Agency Survey*. 86 Agency Surveys were returned. The second survey was designed for neighborhood residents. It was mailed to the City’s housing rehab waiting list, KCDC’s waiting list, and participants in Knox Housing Partnership’s homeownership training program. It was also distributed at various neighborhood meetings and made available at various locations such as the Community Action Committee’s Neighborhood Centers and libraries. This survey is referred to below as the *Resident Survey*. 304 Resident Surveys were returned.

2. Consultation with other agencies and City Departments/Divisions with knowledge of the City’s public improvement and capital needs including the Metropolitan Planning Commission, the Public Service Division (includes codes enforcement) and Operations Department (includes Engineering and Building Inspections) and Parks and Recreation Division.

3. Public Input Meetings – The City held a public meeting on December 7, 2004 to get input on community needs. The results of the surveys and City’s preliminary analysis of needs and priorities was presented at 2 public meetings, one in conjunction with a COIN meeting on January 10 and a second on January 11, in order to obtain feedback on the City’s proposed priorities.

4. The Empowerment Zone strategic plan and subsequent work on Zone Advisory Council (ZAC) priorities. The City is now in the second half of the 10-year strategic plan. Since Community Development funding is limited, funded activities will, for the most part, contribute to the City’s Neighborhood Revitalization Strategy within the Heart of Knoxville Empowerment Zone.

The highest citizen priorities were sidewalks; crime prevention; cleaning up dirty lots; housing rehabilitation including rental, owner and handyman; street lighting and jobs. Moderate citizen priorities were homeownership, accessible housing and construction of single-family housing. The highest agency priorities were jobs, construction of single-family housing, homeless assistance including services and permanent

supportive housing, assistance for abused children, and housing rehabilitation and energy efficiency. Moderate agency priorities were mental health, small business assistance, child care and service businesses. More detailed survey results are included in the appendix.

B. Priority Non-Housing Community Development Needs

Table 2B contains a summary of priority non-housing community development needs eligible for assistance by CDBG eligibility category; i.e. public facilities, public improvements, public services and economic development. The priority levels have been established based upon the results of our community development surveys, review of public input, information received in consultations with other agencies and other City departments, and funding availability. Needs identified as High Priority are included in the City's high priority needs described above and should expect to have funding allocated to them during the time period covered by this Consolidated Plan. Needs identified as Medium Priority may have funding allocated to them if there is sufficient funding available; the City will generally provide certifications of consistency for applications for grant funds to address these needs. Needs identified as Low Priority are not expected to receive funding through this Consolidated Plan; the City will consider providing certifications of consistency for applications for grant funds to address these needs. According to the HUD Consolidated Plan guidelines, the estimated number of units and estimated dollars to address these needs are not required information; since adequate data is not readily available to accurately respond to these questions, the City has left these fields in the table blank.

**TABLE 2B
COMMUNITY DEVELOPMENT NEEDS**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS Those marked <u>H</u> are high priority where they contribute to Neighborhood Stabilization and eliminating blighting conditions within neighborhoods			
Neighborhood Facilities	<u>H</u>		
Parks and/or Recreation Facilities	<u>H</u>		
Health Facilities	M		
Parking Facilities	L		

Solid Waste Disposal Improvements	L		
Asbestos Removal	L		
Non-Residential Historic Preservation and abating other problem properties	<u>H</u>		
Other Public Facility Needs Reduce Accessibility Deficiencies	<u>H</u>		
INFRASTRUCTURE			
Water/Sewer Improvements	M		
Street Improvements Street Lighting	<u>H</u>		
Sidewalks	<u>H</u>		
Sewer Improvements	M		
Flood Drain Improvements	M		
Other Infrastructure Needs			
PUBLIC SERVICE NEEDS			
Disability Services	M		
Transportation Services	M		
Substance Abuse Services	M		
Employment Training	M		
Health Services	M		
Other Public Service Needs	M		
ANTI-CRIME PROGRAMS			
Crime Awareness	M		
Other Anti-Crime Programs	<u>H</u>		

YOUTH PROGRAMS			
Youth Centers	M		
Child Care Centers	M		
Youth Services	M		
Child Care Services	M		
Other Youth Programs	M		
SENIOR PROGRAMS			
Senior Centers	M		
Senior Services	M		
Other Senior Programs	M		
ECONOMIC DEVELOPMENT			
Rehab; Publicly- or Privately - Owned Commercial/Industrial	<u>H</u>		
CI Infrastructure Development	M		
Other Commercial/Industrial Improvements	M		
Micro-Enterprise Assistance	M		
ED Technical Assistance	M		
Other Economic Development Job Creation and training within Heart of Knoxville	<u>H</u>		
PLANNING			
Planning	H		
TOTAL ESTIMATED DOLLARS NEEDED:			

SOCDS CHAS Data: Affordability Mismatch Output for All Households									
Name of Jurisdiction:				Source of Data:		Data Current as of:			
Knoxville city, Tennessee				CHAS Data Book		2000			
	Renters Units by # of bedrooms					Owned or for sale units by # of bedrooms			
	0-1	2	3+	Total		0-1	2	3+	Total
Housing Units by Affordability	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
1. Rent <= 30%					Value <=30%				
# occupied units	3,845	2,555	2,045	8,445		N/A	N/A	N/A	N/A
%occupants <=30%	71.4	54.4	54.5	62.2		N/A	N/A	N/A	N/A
%built before 1970	54.4	63.2	70.2	60.9		N/A	N/A	N/A	N/A
%some problem	22.8	23.1	24.7	23.3		N/A	N/A	N/A	N/A
#vacant for rent	385	460	290	1,135		N/A	N/A	N/A	N/A
% vacant	9.10%	15.26%	12.42%	11.85%					
# of households < 30% MFI	E + Other	Small Related	Large Related						
	8389	3350	370	12,109					
Surplus/(Shortage)	(4,159)	(335)	1,965	(2,529)					
2. Rent >30 to <=50%					Value <= 50%				
# occupied units	5,250	5,555	2,050	12,855		444	5,665	8,340	14,449
%occupants <=50%	59.3	48.7	49	53.1		47.3	36.5	24.6	29.9
%built before 1970	57.7	54.7	61	56.9		78.8	88.2	76.5	81.1
% some problem	46.6	43.4	42.7	44.6		13.5	8.5	5.1	6.7
#vacant for rent	1,055	975	280	2,310	#vacant for sale	55	380	230	665
% vacant	16.73%	14.93%	12.02%	15.23%					
# of households >30 to <50%	E + Other	Small Related	Large Related			E + Other	Small Related	Large Related	
	4,676	2089	335	7,100		5172	1634	345	7151
Surplus/(Shortage)	1,629	4,441	1,995	8,065		(4,673)	4,411	8,225	7,963

3. Rent >50 to <=80%					Value >50 to <=80%				
# occupied units	5,350	6,930	2,350	14,630		260	4,800	10,040	15,100
%occupants <=80%	64.5	52.7	55.7	57.5		50	37.8	27.7	31.3
%built before 1970	31.1	35.5	50.4	36.3		65.4	67.6	65.2	66
%some problem	46.5	41.8	46.8	44.3		9.6	4.9	1.9	3
#vacant for rent	315	440	115	870	#vacant for sale	10	230	155	395
% vacant	5.56%	5.97%	4.67%	5.61%					
# of households	E + Other	Small Related	Large Related			E + Other	Small Related	Large Related	
	4543	2251	355	7149		4006	2405	485	6896
Surplus/(Shortage)	1,122	5,119	2,110	8,351		-3,736	2,625	9,710	8,599
4. Rent >80%					Value >80%				
# occupied units	565	540	445	1,550		225	1,274	8,090	9,589
#vacant for rent	30	25	35	90	# vacant for sale	30	35	190	255
% vacant	5.04%	4.42%	7.29%	5.49%					
# of households	E + Other	Small Related	Large Related			E + Other	Small Related	Large Related	
	6578	4089	385	11052		10387	13200	1474	25061
Surplus/(Shortage)	(5983)	(3524)	95	(9412)		(10132)	(11891)	6806	(15217)
5. All Renters					All Owners				
# occupied units	15,010	15,580	6,890	37,480		929	11,739	26,470	39,138
#vacant for rent	1,785	1,900	720	4,405	vacant for sale	95	645	575	1,315
% vacant	10.63%	10.87%	9.46%	10.52%					
# of households	E + Other	Small Related	Large Related			E + Other	Small Related	Large Related	Total
	24186	11779	1445	37410		19565	17239	2304	39108
Surplus/(Shortage)	(7,391)	5,701	6,165	4,475		(18,541)	(4,855)	24,741	1,345

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: Knoxville city, Tennessee		Source of Data: CHAS Data Book				Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	2,849	5,439	705	10,216	19,209	3,878	1,634	345	1,294	7,151	26,360
2. Household Income <=30% MFI	1,771	3,350	370	6,618	12,109	1,784	705	90	749	3,328	15,437
3. % with any housing problems	45.8	65.2	75.7	67.7	64.1	72.9	79.4	91.1	73.3	74.8	66.4
4. % Cost Burden >30%	45.6	61.5	64.9	67.6	62.6	72.9	78.0	80.0	72.8	74.1	65.1
5. % Cost Burden >50%	26.8	47.8	41.9	59.9	51.2	44.0	68.8	48.9	62.1	53.5	51.7
6. Household Income >30 to <=50% MFI	1,078	2,089	335	3,598	7,100	2,094	929	255	545	3,823	10,923
7. % with any housing problems	54.1	56.9	68.7	74.8	66.1	35.3	70.4	84.3	68.8	51.9	61.1
8. % Cost Burden >30%	53.7	51.7	49.3	73.5	62.9	35.1	70.0	66.7	68.8	50.5	58.6
9. % Cost Burden >50%	15.2	9.8	16.4	27.8	20.0	15.5	31.8	35.3	46.8	25.2	21.9
10. Household Income >50 to	844	2,251	355	3,699	7,149	2,572	2,405	485	1,434	6,896	14,049

<=80% MFI											
11.% with any housing problems	32.5	25.6	43.7	28.5	28.8	15.0	43.5	53.6	50.1	35.0	31.8
12.% Cost Burden >30%	31.3	20.7	9.9	27.0	24.7	15.0	42.4	40.2	49.9	33.6	29.7
13. % Cost Burden >50%	2.8	0.4	0.0	1.8	1.4	4.6	8.3	5.2	13.9	7.9	4.0
14. Household Income >80% MFI	998	4,089	385	5,580	11,052	6,348	13,200	1,474	4,039	25,061	36,113
15.% with any housing problems	9.3	3.8	23.4	4.1	5.1	5.8	7.6	12.5	14.6	8.5	7.4
16.% Cost Burden >30%	7.3	1.2	0.0	2.3	2.3	5.7	7.0	5.4	13.8	7.7	6.0
17. % Cost Burden >50%	2.0	0.0	0.0	0.0	0.2	0.9	0.9	0.3	1.6	1.0	0.7
18. Total Households	4,691	11,779	1,445	19,495	37,410	12,798	17,239	2,304	6,767	39,108	76,518
19. % with any housing problems	37.5	34.8	52.2	43.4	40.3	21.8	18.9	32.2	33.0	23.1	31.4
20. % Cost Burden >30	36.7	31.0	30.4	42.3	37.6	21.8	18.3	22.4	32.4	22.1	29.7
21. % Cost Burden >50	14.6	15.4	14.5	25.8	20.7	10.0	6.4	7.1	14.5	9.0	14.7

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden:Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: [Tables F5A, F5B, F5C, F5D](#)

America's Affordable Communities Initiative For: City of Knoxville, Tennessee 7/1/2004	U.S. Department of Housing and Urban Development	OMB approval no. 2510-0013 (exp. 01/01/2006)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers
Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties
[Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input checked="" type="checkbox"/> No The General Plan makes minor references to encouraging a mix of housing types & prices	<input type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<p>10. Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction’s “HUD Consolidated Plan?” If yes, attach a brief list of these major regulatory reforms.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Does your jurisdiction give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or “fast track” permitting and approvals for all affordable housing projects in your community?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

18. Does your jurisdiction allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones or, b) “as of right” in a majority of residential districts otherwise zoned for single-family housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Points:		

Part Four: Five Year Strategic Plan

I. Housing and Community Development Strategy

A. Highest Priorities for the Consolidated Plan

The previous sections to this Consolidated Plan analyzed market data, the results of citizen participation and consultations and evaluated housing, non-housing and needs of the homeless. Based on this analysis and in light of the goals and mission of HUD and the City's Community Development Division and available funding, the City's Community Development Division has established the following priorities for what we want to accomplish over the next five years.

- 1. Neighborhood Stabilization-** Eliminating blighting conditions within the neighborhoods including identifying ways to improve buckled sidewalks and gaps between sidewalks, abating problem properties, reducing accessibility deficiencies and improving the visual character of Heart of Knoxville neighborhoods. Parks, green space, and community centers are also included in this category.
- 2. Crime Prevention and Safety** - Reducing crime and the perception of crime within the Heart of Knoxville neighborhoods including improving environmental conditions that would reduce the likelihood of crime.
- 3. Housing Rehabilitation** - Improving the existing housing stock in the Heart of Knoxville, including rehabilitating substandard housing, improving accessibility and weatherization.
- 4. Homeownership** - Increasing investment in Heart of Knoxville neighborhoods by creating opportunities for homeownership. Projects or programs that attract persons who work in the Empowerment Zone to move in closer proximity to their employment will receive special consideration.
- 5. Job Creation- Increasing** the number of jobs and job training activities within the Heart of Knoxville including job training and placement activities.
- 6. Providing assistance to the homeless and chronic homeless population** - Reducing the number of residents without homes.

B. Community Development Goals and Objectives

The Division has also established the following goals and measurable objectives related to the above priorities.

Goal One

To promote residential and commercial growth in order to create vitality and new investment in Heart of Knoxville neighborhoods, brownfields, and redevelopment areas.

Objectives

- To improve economically distressed areas (i.e., redevelopment areas and brownfields) by eliminating blight, improving property values, and removing constraints to private development.
- To cause private redevelopment and historic preservation by enhancing and expanding availability of local, state, and federal incentive programs.
- To support Heart of Knoxville neighborhoods and businesses by implementing outreach programs that improve community development responsiveness and communication.
- To improve the quality of life in the Heart of Knoxville neighborhoods by reducing vacant space, and increasing the residential population.

Goal Two

To promote fairness, accessibility and inclusion through collaborative partnerships in order to achieve equal housing opportunities and equal access to community facilities.

Objectives

- **To continually educate and promote access to the City and its services for persons with disabilities.**
- **To stimulate citizen participation in supporting the growth and development of strong and healthy neighborhoods.**
- **To enhance partnerships with groups that will aid in the achievement of parity.**

Goal Three

To provide the opportunity for safe, decent, and affordable housing to low- and moderate-income citizens in order to create a desirable living environment and to stimulate neighborhood revitalization.

Objectives

- To reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units.
- To eliminate blighted, problem properties in low- and moderate-income neighborhoods.
- To improve the safety, functionality, and accessibility of homes owned by homeowners who are elderly or have disabilities.
- To increase homeownership opportunities for low- and moderate-income households.

Goal Four

To provide responsible administration of the Empowerment Zone grant in order to encourage business development, housing growth, job training, and community pride.

Objectives

- To increase the number of jobs in the Empowerment Zone.

- To increase the number of small businesses in the Empowerment Zone by providing loans or business-related technical assistance to entrepreneurs.
- To improve the employability of Empowerment Zone residents by providing workforce training to EZ residents and career assessments/counseling to EZ residents.

Goal Five

To provide pro-active fiscal management accountable to regulatory agencies and community partners in order to ensure effective and efficient delivery of community development services focused on neighborhood revitalization.

Objectives

- To comply with all of the regulatory requirements of the City of Knoxville and the U.S. Department of Housing and Urban Development with regard to administration of federal grants.
- To develop a one-year Consolidated Plan update for Housing and Community Development by May 15, 2006 and to receive approval from the U.S. Department of Housing and Urban Development by July 1, 2006.
- To increase the level of technical assistance to sub recipient agencies and the Knoxville Coalition for the Homeless in order to improve the delivery of services to low- and moderate-income citizens.
- To increase the resources available for community development programs by seeking grant funding opportunities, by collecting loan repayments, and by reducing the number of problem loans.
- To improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects.

C. Geographic Priorities

In fall 1998, the City of Knoxville (in partnership with Knox County, the State of Tennessee, and the Partnership for Neighborhood Improvement) submitted an application for federal Empowerment Zone designation; the designation was awarded December 1998. In an effort to be as inclusive as possible, Knoxville selected the largest area possible to nominate under the EZ program rules; substantial public input in 1994 led to the selection of the area to be nominated for EZ status. A 16-square mile area containing 48,192 residents in 19 census tracts of the central city plus three developable sites adjacent to the Zone has received a Round II Empowerment Zone designation. As part of its leverage commitment, the City of Knoxville has pledged the 90% of its CDBG and HOME funds for the duration of the EZ designation to affordable housing, neighborhood improvement, and economic development initiatives within the Empowerment Zone.

Within the Empowerment Zone, the EZ Strategic Plan called for a focus on comprehensive neighborhood revitalization efforts, beginning with the Bicentennial Neighborhood Initiative in Vestal and the College Homes/Passport Housing redevelopment in Mechanicsville. These areas received

major focus during the 2000-2005 Consolidated Plan period. In addition, the Five Points Redevelopment Plan got underway with a major commercial development and infill housing that are still in progress. Redevelopment plans for the Lonsdale Community and Vestal commercial area are in the planning stages. During the remainder of the EZ designation, we will continue to give top priority for investment of CDBG and HOME funds to the Empowerment Zone and particularly to neighborhoods within the Empowerment Zone identified as redevelopment areas or other areas in need of comprehensive revitalization, such as the neighborhoods mentioned here. During the next five years, the City will continue to identify area in need that can be targeted for revitalization and/or redevelopment.

The remainder of Knoxville's Empowerment Zone will receive the next level of priority for housing and other activities, while funding of activities outside the Empowerment Zone will receive a lower priority.

D. Major Strategies

The City of Knoxville will implement the following major program areas and strategies in order to meet its high priority Community Development Needs:

1. Housing Programs - The Housing Program section of the Community Development Division will offer financing and technical assistance programs for homeowners, landlords and first-time homebuyers. These programs currently include:

a) Housing Rehabilitation for Homeowners - Low interest loans and deferred payment loans are offered to low-moderate income homeowners to bring their homes up to our Neighborhood Housing Standards.

b) Rental Rehabilitation Program- Gap financing, both forgivable and payable loans, are offered to landlords who will rehabilitate their property and rent at affordable rents to lower income tenants.

c) First-time Homebuyer Assistance - The ADDI program offers down payment assistance, while the HOPE 3 program offers properties for sale, with rehabilitation included, to low-moderate income first-time homebuyers. Purchase/Rehab assistance is also available when first-time homebuyers select a home that is in need of rehabilitation.

2. Blighted Property Redevelopment - The Homemakers Program offers properties for sale that are in need of redevelopment or rehabilitation. The City acquires the properties through its Blighted Property Ordinance or through Redevelopment Plans. In addition, a new program that will be available through Empowerment Zone funding, will provide development financing for applicants who develop a property that has either been certified blighted by the City, or deemed a problem property by the applicable Zone Advisory Council.

3. Facade Improvement Program - Owners of commercial properties in five Knoxville business districts may apply for financial assistance to renovate street-facing exteriors under a new program announced March 1, 2005. The program is designed to better the appearance of

building facades, which can improve the economic viability of these areas and help increase property values. The current façade improvement target areas are the Five Points Redevelopment Area, the Mechanicsville Redevelopment Area, the Burlington Business District and the Jackson Avenue Redevelopment Area. Additional facade improvements will be made through the Empowerment Zone Program.

4. Fair Housing Program - This program promotes equal opportunity in housing and investigates complaints of housing discrimination in Knoxville.

5. Public Improvements - Community Development funds will be used to improve public infrastructure, public facilities, make accessibility improvements where these improvements contribute to the high priority needs.

6. Subrecipient Programs - Community Development offers a competitive grant process where projects are selected on an annual basis. Though there are additional selection criteria, the selection is based on how well the proposed project or program will advance our high priority needs, goals and objectives.

7. Neighborhood revitalization strategy area – The Knoxville/Knox County Empowerment Zone will continue as the City’s Neighborhood Revitalization Strategy Area. The City requests approval of the Knoxville/Knox County TN Empowerment Zone Strategic Plan as a neighborhood revitalization strategy area plan. A copy of the Empowerment Zone Strategic Plan is included the Appendix. The plan includes measurable outputs for years one and two of implementation as well as outcomes for the ten-year period.

The Empowerment Zone Strategic Plan focuses on the economic empowerment of lower income residents through attracting employers to provide jobs, through increased access to capital to promote entrepreneurial activity, and through training and technical assistance to build skills needed to access economic opportunities. More detailed discussion of these strategies is included in the EZ Strategic Plan.

E. Specific Objectives

This section describes the priorities and specific objectives the City hopes to achieve over the five year period of this Consolidated Plan in order to meet both housing and non-housing Community Development needs. Each objective is linked to one or more of Community Development’s goals or objectives listed above. For each objective, we identify the resources that are expected to be available to address the need, activities that will be carried out to achieve the objective(s) and projected accomplishments.

1. Nonhousing Community Development Objectives - This Table includes public services, public facilities and improvements, commercial and non-housing development, as well as objectives to serve the homeless population with ESG funding.

**Table 2C –Nonhousing
Summary of Specific Housing and Community Development Objectives
(Table 2A/B Continuation Sheet)**

Applicant's Name City of Knoxville, Tennessee

Priority Need Category: Planning/Administration

Specific Objective Number P/A-1: *To provide pro-active fiscal management accountable to regulatory agencies and community partners in order to ensure effective and efficient delivery of community development services focused on neighborhood revitalization.*

Use CDBG, HOME, and ESG funds to operate the Community Development program; including housing programs, community outreach, fair housing and human relations programs, public improvements and facilities, subrecipient management and administration of the Empowerment Zone grant through June 2010. Specific goals include development of Consolidated Plan, Annual Action Plan, annual Performance Report (CAPER), and EZ Annual Report. Program and project goals are included under individual specific objectives.

Priority Need Category: Planning/Administration

Specific Objective Number P/A-2: *To promote fairness, accessibility and inclusion through collaborative partnerships in order to achieve equality.*

Use CDBG funds as match to operate the City's Fair Housing Assistance Program through June 2010. Specific goals include: 35 completed investigations of complaint or determinations whether reasonable cause exists to believe discrimination has occurred within 100 days, unless impractical (annual goal 7); plan and conduct four (4) housing equality/multicultural affairs training (forum, session or conference) each year; annually complete Annual fair housing and equal opportunity report which summarizes case management, outreach and related activities.

Priority Need Category: Public Facilities

Specific Objective Number PF – 1: *To improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects.*

Provide CDBG funds to make improvements to public facilities that serve Heart of Knoxville Empowerment Zone residents and that will impact neighborhood improvement efforts and provide technical assistance to nonprofit organizations and neighborhood organizations to assist them in carrying out neighborhood improvement activities. Proposed accomplishments are to improve 5 public facilities and provide TA to 50 organizations through June 2010 First year annual goal is to assist three nonprofit organizations with public facility improvements including the Joy of Music School, Crutcher Memorial Youth Enrichment Center, the YWCA and to fund the Community Design Center to assist 40 organizations.

Priority Need Category: Commercial Rehabilitation

Specific Objective Number I-1: *To improve economically distressed areas (i.e.,*

redevelopment areas and brownfields) by eliminating blight, improving property values, and removing constraints to private development and to cause private redevelopment and historic preservation by enhancing and expanding availability of local, state, and federal incentive programs.

Use CDBG funds to improve blighted corridors through land acquisition, public improvements and or commercial rehabilitation. Five year proposed accomplishment is to implement façade Improvement Program and complete 20 façade improvements. Annual goal is to provide funding for 5 façade improvements in the Five Points, Mechanicsville and/or Jackson Avenue Redevelopment Areas.

Priority Need Category: Infrastructure/Public Facilities

Specific Objective Number I-2: *To improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects.*

Use CDBG funds to funds to carry high priority public improvement projects as part of neighborhood revitalization strategy. Proposed accomplishments are to carry out sidewalk improvement projects within parental responsibility zones, make accessibility improvements to public facilities and other high priority public improvements in the Heart of Knoxville Empowerment Zone. Annual goal is to complete 400 feet of sidewalk improvements and provide improvements to Claude Walker Ballfield including sidewalk improvements, restroom renovation, parking lot expansion, lighting improvements and ADA renovations; and to complete sidewalk improvements adjacent to Mary James Park in the South HAVen Neighborhood.

Priority Need Category: Infrastructure & Owner Occupied Housing

Specific Objective Number I-3 : *To improve economically distressed areas (i.e., redevelopment areas and brownfields) by eliminating blight, improving property values, and removing constraints to private development.*

Use CDBG funds to acquire land and carry out public improvements in order to carry out redevelopment plans within and in coordination with the Heart of Knoxville Empowerment Zone. Proposed accomplishments include implementation of Redevelopment Plans in Lonsdale and Vestal. The Lonsdale Plan will support the construction of 15 new affordable homes through a partnership with the University of Tennessee and the East Tennessee Community Design Center. The plan includes land acquisition, public improvements and an upgraded park to be better connected to Lonsdale Elementary School. Annual goal is to acquire approximately 30 lots and construct sidewalks, curbs and gutters on several blocks in the Lonsdale Community where new homes will be built; initiate Vestal Redevelopment Plan and continue Five Points Redevelopment Plan.

Priority Need Category: Public Services/ Public Facilities

Specific Objective Number PS-1: *Providing assistance to the homeless and chronic*

homeless population: Reducing the number of residents without homes.

USE ESG funds to assist nonprofit groups who serve the homeless with funding for operations and maintenance, rehabilitation, and essential services. CDBG funds may also be used to assist the homeless. Proposed accomplishments are to assist with operations, maintenance and repair of 1-3 shelters for the homeless per year and to provide essential services to 100+ homeless persons per year. For the first year of the Consolidated Plan, funding will be provided to Knoxville-Knox County CAC Homeward Bound Program for essential services, Volunteer Ministry Center for operations and maintenance, YWCA for operations and maintenance and essential services, and Child and Family Tennessee Family Crisis Center for essential services, operations and maintenance and rehabilitation

Priority Need Category: Public Service

Specific Objective Number PS-2: *To improve the employability of Empowerment Zone residents by providing workforce training to EZ residents and career assessments/counseling to EZ residents.*

Use CDBG funds for subrecipient programs that provide job training and employment preparation for EZ residents including residents of shelters for the homeless. 1- 5 programs will be assisted through June 2010. During the first year of the Consolidated Plan, Knox Area Union Rescue Ministries will provide food service training and case management for homeless and unemployed persons with a proposed accomplishment of assisting 30 persons.

Priority Need Category

Public Services

Specific Objective Number PS– 3: *To stimulate citizen participation in supporting the growth and development of strong and healthy neighborhoods.*

Use CDBG funds to provide training and technical assistance for residents and neighborhood organizations in order to strengthen neighborhoods and promote greater community involvement. The first year the Center for Neighborhood Development will implement a Neighborhood Builders College and train 80 residents.

2. Housing Objectives - The Community Development Division uses HOME, Community Development Block Grant, and other grant funds to improve the condition, affordability, and availability of housing for low- and moderate-income citizens. The programs also have a positive impact on the neighborhood environment. Activities include affordable financing programs for rehabilitation of housing units for owner-occupants, tenants, and first-time homebuyers; technical assistance on the rehabilitation process; minor home repairs carried out by subrecipients; homeownership training programs; and programs to return blighted, problem properties to productive use.

Table 2C-Housing identifies specific housing objectives that the City hopes to achieve over the five years of the Consolidated Plan. These objectives relate to the high priority needs identified for Community Development as well as to the housing needs identified for particular income/family categories. (See objectives H-1 through H-7)

Table 2C – Housing
Summary of Specific Housing and Community Development Objectives
(Table 2A/B Continuation Sheet)

Applicant's Name: City of Knoxville, TN

Priority Need Category: Owner Occupied Housing

Specific Objective Number H-1: To reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units.

Use CDBG and HOME funds, in conjunction with private resources, to provide financing to rehabilitate or replace 227 owner-occupied homes in substandard condition. Five year goal = 48 extremely low, 67 very low and 112 low income households by June 30, 2010. Annual goal is to assist 8 extremely low, 14 very low and 23 low-income households through the City's *Housing Rehabilitation for Homeowners Program*.

Priority Need Category: Rental Housing

Specific Objective Number H-2: To reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units and to cause private redevelopment and historic preservation by enhancing and expanding availability of local, state, and federal incentive programs.

Use CDBG and HOME funds, in conjunction with private resources, to provide financing to rehabilitate 75 affordable rental units, including rental housing for special needs populations and mixed-income developments. Five year goal = 43 extremely low, 16 very low and 16 low-income renter, and 13 moderate-income households by June 30, 2010. Annual goal = 16 extremely low, 3 very low and 13 low-income households through operation of City's Rental Rehabilitation Program for single-family rental units, rehabilitation of Child and Family Pleasantree Apartments, and acquisition/rehabilitation of the historic Fifth Ave. Motel for multi-family mixed-income.

Priority Need Category: Rental Housing

Specific Objective Number H-3: To increase homeownership opportunities for low- and moderate-income households.

Use HOME ADDI funds and CDBG funds, in conjunction with State program income funds, HOPE 3 sales proceeds, and private resources to provide homeownership opportunities, including financing and training, for 80 low- to moderate-income homebuyers. Also provide homeownership opportunities for non-low-income households when part of the Neighborhood Revitalization Strategy. Five year goal = 6 extremely low, 32 very low and 42 low-income renter households by June 30, 2010. Annual goal 2 extremely low, 5 very low and 9 low income households through a combination of the ADDI down payment assistance, HOPE 3 for Homeownership, and FirstHome.

Priority Need Category: Rental Housing

Specific Objective Number H-4: To increase homeownership opportunities for low- and moderate-income households and to reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units

Use HOME CHDO set-aside funds to assist Community Housing Development Organizations in their activities to develop housing for sale or rent to low- to moderate-income purchasers. Five year goal = 21 extremely low, 15 very low and 14 low-income renter households and to provide operating funds to 3 Community Housing Development Organizations by June 30, 2010. Annual goal = 4 extremely low, 3 very low and 3 low-income households.

Priority Need Category: Rental Housing

Specific Objective Number H-5: To eliminate blighted, problem properties in low- and moderate-income neighborhoods and to increase homeownership opportunities low- and moderate-income households

Use CDBG funds to acquire blighted houses and lots to be sold for the purpose of clearing blight and developing housing opportunities, primarily homeownership and especially for low- to moderate-income households. Houses are acquired primarily through the Blighted Property Ordinance and Redevelopment Plans. Five year goal = 15 extremely low, 25 very low and 30 low income and 5 moderate-income households by June 30, 2010. Annual goal = 3 extremely low, 5 very low, 6 low and 1 moderate-income households through the Homemakers Program.

Priority Need Category: Owner Occupied Housing

Specific Objective Number H-6: To improve the safety, functionality, and accessibility of 100 homes owned by homeowners who are elderly or have disabilities.

Use CDBG funds to provide assistance for emergency and small repairs.
Five year goal = 450 extremely low, 150 very low income households by June 30, 2010.
Annual goal = 90 extremely low, 30 very low. First year projected accomplishments are 78 assisted households through Neighborhood Housing, Inc. Minor Home Repair Program and 120 assisted households through Knoxville-Knox County Community Action Committee's Minor Home Repair Program.

Priority Need Category: Owner Occupied Housing/Rental Housing

Specific Objective Number H-7: To provide the opportunity for safe, decent, and affordable housing to low- and moderate-income citizens in order to create a desirable living environment and to stimulate neighborhood revitalization.

Use CDBG and HOME funds to provide housing staff services and technical assistance including case processing, work write-ups, estimates and construction monitoring for the City's Housing Programs including Empowerment Zone funded housing programs administered by the City.

Five Year and Annual Goals are given under each specific objective.

II. Strategic Plan to Address Homelessness (for complete plan - see Continuum of Care for the Homeless included as Appendix)

A. Strategy for Developing a System to Address Homelessness

The City works with the East Tennessee (formerly Knoxville) Coalition for the Homeless to develop a strategy to address the needs of the homeless along the entire continuum of care from homeless prevention to permanent housing.

1. Institutional Structure

a) Lead entity for the CoC planning process.

The Knoxville Coalition for the Homeless Continuum of Care Committee serves as the lead entity for the CoC planning process. The chair of and staff support for the CoC Committee is provided courtesy of the City of Knoxville through CDBG funding. The CoC Committee is a standing committee of the Coalition, charged with coordinating and writing the Continuum of Care Homeless Assistance application. The Coalition itself serves as the framework for the local CoC, providing coordination and communication among local agencies and service providers to deliver continuity of service and support for the homeless in our community.

b) Organizations involved in Continuum of Care

State agencies:

- Lakeshore Mental Health Institute Knoxville, Knox.
- University of Tennessee College of Social Work
- State Department of Mental Health and Developmental Disabilities
- Pellissippi State Community College Heart of Knoxville Career Center

Local government agencies:

- City of Knoxville Community Development
- Knox County Schools
- Knox County Health Department
- Knoxville-Knox County Community Action Committee
- Knoxville Police
- Police Advisory Review Committee
- Knox County Public Defenders Office

Public Housing Authorities (PHAs):

- Knoxville's Community Development Corporation (KCDC)

Nonprofit organizations: (includes Faith-Based organizations):

- Volunteer Ministry Center Knoxville
- Just Ask 211
- Samaritan Place
- STEPS House
- Volunteers of America Homeless Veterans Program

- Goodwill Industries Knoxville
- YWCA Knoxville
- Compassion Coalition
- Highways and Byways
- Lost Sheep Ministry
- Positively Living
- Water Angel Ministries
- Legal Aid Society
- Agape Outreach Homes
- The Salvation Army
- Knox Area Rescue Ministries
- Child and Family Tennessee
- Helen Ross McNabb Center
- Catholic Charities of East Tennessee
- Community Action
- Church Street United Methodist Church
- Knox Housing

Businesses / Business Associations:

- Old Gray
- Knox Area Chamber Partnership

Homeless / Formerly homeless persons:

- Several individuals

Other: e.g.: Law Enforcement:Hospital/Medical:Funders:

- Peninsula Hospital
- U.S Dept of HUD, Knoxville field office

B. Strategy in Place to Deliver Services

Continuum of Care Service Activity Chart

Fundamental Components in CoC System -- Service Activity Chart
<p><u>Component:</u> <i>Prevention</i></p> <p><u>Services in place:</u> Please arrange by category (e.g., rental/mortgage assistance), being sure to identify the service provider.</p> <p><i>Energy Assistance</i></p> <p>Low Income Home Energy Assistance Program (LIHEAP) administered by CAC</p>

FEMA Emergency Assistance administered by CAC
Forty-three churches that provide direct assistance up to \$50 per case
CAC's Family Assistance Program
CAC's Homeward Bound Program
Project Help administered by CAC
Salvation Army's Social Services Division
Ladies of Charity Energy Program
Love, Inc./Compassion Coalition

Rental/Mortgage Assistance

CAC's Family Assistance Program
Volunteer Ministry Center's The Refuge Program
"Just Ask 211" telephone information referral hotline
Knoxville Area Urban League
Love, Inc./Compassion Coalition

Minor Home Repairs for Elderly and Disabled

CAC Minor Home Repair Program
Knoxville Leadership Foundation Minor Home Repair Program

Services planned:

Efforts are underway to improve the discharge planning processes for those at-risk of homelessness as they make the transition from mental health care facilities, foster care programs, and correctional facilities. These efforts are described more fully in the discharge planning section of this grant.

A Department of Justice grant has been sought to fund a Mental Health Court to divert individuals away from incarceration and into treatment.

A \$1.077 million Department of Justice grant has been awarded to the City of Knoxville for the construction of a Family Justice Center, where the law enforcement, social service agencies, and the judicial system will have a centralized one-stop location to handle domestic violence cases. This center will provide victims of domestic violence the simplest access possible to all needed services, reducing the likelihood they will either return to their abuser or fall between the cracks and end up homeless and on the streets. The facility is expected to be opened by summer 2005.

How persons access/receive assistance:

CAC, the Refuge, Ladies of Charity and The Salvation Army schedule by telephone contact all people in need of homeless prevention services. All agencies limit financial assistance to once per year per category. The local utility companies coordinate with all service providers to reduce the likelihood of duplicated services. Rent assistance and mortgage payments are not yet coordinated, but this is a goal for the service providers. Homeless people also access these financial assistance programs to reduce or eliminate arrearage that prevents them from obtaining housing. Mainstream resources including CDBG-funded minor home repair programs also serve to stabilize housing for very low-income residents, allowing them to remain in their current housing. Many other mainstream resources serve to prevent homelessness by providing services to low-income

residents who would likely end up on the street without assistance. Many area churches use an online “Charity Check” service to maximize services available by preventing clients from ‘scamming’ the system. The 211 telephone information and referral line provides a service which enables anyone in to call and find out what services are available and how to access them. 211 serves over 2,000 inquiries each month and has expanded its service to major cities statewide in the past year.

Component: Outreach

Outreach in place: (1) Please describe the outreach activities for homeless persons who are **living on the streets** in your CoC area **and** how they are connected to services and housing.

(2) Describe the outreach activities that occur for other homeless persons.

(1) Homeless on the Streets

“Operation Stand Down” – annual outreach program conducted local military retiree organizations, in cooperation with local homeless agencies, the Veterans Administration, and Remote Area Medical. The Stand Down coordinates a weekend event for Homeless Veterans, providing medical, dental, and vision care services from remote Area Medical, and multi-agency case work and outreach efforts to help clients access all appropriate services within the Continuum, as well as other mainstream resources. Area service providers have employees and volunteers at the event to help clients access their services. Once veterans have had the opportunity to receive assistance, the Stand Down is opened up to the non-veteran homeless population.

Homeless Veterans Employment Training Program – Service managed by formerly homeless veteran who conducts street outreach to bring veterans into this training program as well as into other services provided through the CoC system.

Homeless Veterans Counseling Center (Veterans Administration) – aggressive street outreach, coupled with clinical assessment, referrals and long-term case management, targets chronically homeless veterans and seeks to bring them into the CoC system of shelter and services.

The CAC REACH street outreach program targets the street homeless, aiming to increase their level of safety and security, placement into appropriate shelter, transitional, or permanent housing, and access to other services to address the underlying causes of homelessness. Clients receive continued case management through this program as they work their way through the CoC towards self-sufficiency.

Volunteer Ministry Center day shelter, Salvation Army, and Knoxville Area Rescue Ministries emergency shelters provide walk-in access to the Continuum of Care. This is often the initial point of contact for street homeless as they access the CoC system. These shelters not only provide emergency room and board, but also have active intake, case management and counseling services that help draw clients in off the street and into Knoxville’s system of services and housing.

The Lost Sheep Ministry provides a faith-based street outreach program, conducted at weekly meals provided on the street. Ministry volunteers work with and counsel the street homeless at these meals, directing the homeless to available services whenever possible.

Positively Living provides both street and shelter outreach, particularly targeting clients with HIV/AIDS and other significant illnesses. Positively living seeks to bring these clients into the CoC system where they will better be able to manage their illnesses by receiving treatment and medications.

Child and Family Tennessee's "Street Art" program targets youths in its street outreach program. Street Art aggressively seeks out children on the streets and helps them access Child and Family's runaway shelter, the CoC system, and other mainstream resources, particularly those aimed at children.

(2) Outreach activities that occur for other homeless persons:

Helen Ross McNabb's PACT Program – intensive case management with referrals and outreach from other programs, including chronic homeless

Helen Ross McNabb's Homeless Program (PATH funding) – Shelter outreach, including chronic homeless

Helen Ross McNabb's Mental Health Liaison Program – Shelter outreach, including chronic homeless

Lost Sheep Ministries – faith-based street outreach conducted at weekly feeding program

Helen Ross McNabb's Adult Corrections Services – Outreach in local jails, targets chronic homeless

Helen Ross McNabb AIDS outreach program – provides safe sex education & outreach for homeless and low income clients

YWCA – staff are maintained at police department to bring domestic violence victims into YWCA shelter and program

Knoxville Police Department – domestic violence unit handles domestic violence calls and refers victims to appropriate services, such as Child and Family's Serenity Shelter, Family Crisis Center, and the Sexual Assault Crisis Center, and the Salvation Army Joy Baker Center

Knox County Sheriff's Department – domestic violence unit handles domestic violence calls and refers victims to appropriate services, such as Child and Family's Serenity Shelter, Family Crisis Center, and the Sexual Assault Crisis Center, and the Salvation Army Joy Baker Center

Overlook Health Center – case management/mental health care

Child and Family Tennessee Runaway Shelter – shelter and agency referrals

Child and Family Tennessee Transitional Living – state custody referrals

Knox County Schools homeless children program – shelter outreach and referrals from teachers

Outreach planned: Describe any planned outreach activities for (1) persons living on the streets; and (2) for other homeless persons.

Tennessee Department of Mental Health and Developmental Disabilities *Creating Homes Initiative* – this state agency is working to place individuals with mental illness and developmental disabilities in permanent housing in our area. Outreach will be accomplished through coordination with local government and member agencies of the Knoxville Coalition for the Homeless.

Component: ***Supportive Services***

Services in place: Please describe how each of the following services are provided in your community (as applicable): case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, and other.

Case Management – Case management is provided at multiple levels. Case managers at the shelter level will assess the homeless persons needs and abilities, and work with the client to establish a plan. The case manager works with the client to make sure immediate shelter needs are addressed, determine what other resources and services are needed, and assist the client in accessing those resources and services and transitional or permanent housing. Case management is provided by shelter staff, or by CAC's Homeward Bound staff who work both from their main office and on site at the shelters. Case managers continue to work with clients to assure that plans are followed and modified as needed, in an effort to reach the goal of stable permanent housing. Case management also takes place at the level of specific supportive services. For instance, the mental health agency will also assign a case manager who will coordinate the clients treatment plan with the primary case manager.

All the shelters provide case management for their residents either with their own staff or with case workers from the CAC Homeward Bound Program. In addition, specialized case management services are provided through Helen Ross McNabb, Overlook, and Comprehensive Community Care. In addition, Volunteer Ministry Center (our Day Shelter) and CAC provide case management for homeless persons not staying in shelters.

Life Skills – Most of the shelters and housing programs provide Life Skills Training as part of their shelter programs and supportive services. These include all the Child and Family Tennessee programs, Agape, Knox Area Rescue Ministries, and STEPS House. Others, including the Volunteer Ministry Center Day Shelter, refer those needing Life Skills Training to CAC. CAC operates a program open to residents of any shelter, street homeless, as well as non-homeless persons in need of Life Skills Training, and provides life-skills training to area facilities.

Alcohol and Drug Abuse Treatment – The need for substance abuse treatment is evaluated as part of the case management assessment. A few shelter/housing programs that focus on this subpopulation provide substance abuse treatment as part of their recovery programs. These include Knox Area Rescue Ministries, Agape, Inc. and Great Starts. However, since treatment requires specialized staff and programs, the case

managers generally arrange for their clients to receive this treatment through specialized programs and Mainstream resources. The resources utilized include those provided by Helen Ross McNabb, Overlook, Drug Court Case Managers, VA Medical Center, Knox County Health Department, Child and Family Great Starts, CAC Homeward Bound, AA, various hospitals and private providers including out of town treatment facilities. The Metropolitan Drug Commission provides screening and assessment support to all programs serving the homeless.

Mental Health Treatment – Most homeless shelter and service providers do not have staff equipped to provide mental health treatment services in-house. An exception is Child and Family Tennessee, which operates several programs with mental health professionals on staff and also operates mainstream counseling services. Knox Area Rescue ministries also has mental health professionals on staff who provide some treatment and conduct group therapy sessions. When more intensive treatment is needed, KARM refers out to Mainstream resources. When the need for mental health treatment is determined as part of the assessment, case managers assist the client in making the connection with an appropriate mental health treatment provider and in applying for TennCare, where applicable. The resource used will depend not only on the clients condition, but also their insurance situation. Mainstream resources include Helen Ross McNabb, Mobile Crisis Unit, Overlook, Cherokee, private hospitals such as Peninsula, Lakeshore Mental Health Institute, Kress Center, and other various psychiatrists. Helen Ross McNabb, a community mental health center, provides mental health services as a mainstream resource but also offers services specifically for the homeless. Helen Ross McNabb's homeless program includes outreach and an ESG funded "Mental Health Liaison" who works with homeless persons in need of mental health treatment, but whose conditions are not serious enough to qualify for state funded mental health treatment.

AIDS-related treatment – Supportive services for persons with HIV/Aids is provided through Positively Living and Helen Ross McNabb AIDS outreach program.

Education – Education is provided through the CAC Family Support Center and through Knox County's Adult Education Programs. CAC's program primarily serves homeless persons but is not limited to homeless. In addition, Knox County Schools has a Homeless Education Coordinator. This coordinator, who is active on the Homeless Coalition, works diligently to make sure the educational needs of homeless children are met regardless of where they are housed.

Employment assistance – Case managers work with the homeless clients to locate and obtain appropriate employment and/or job training. A variety of resources are available for job training. These include CAC, Helen Ross McNabb, Vocational Rehab, Sunshine Center, East Tennessee Human Resources Agency, TN Dept. of Employment Security, Goodwill Industries, and Upward Bound for Veterans. Knox Area Rescue Ministries and The Salvation Army provide job training as part of their programs.

Child Care – Child care is provided on-site at The Salvation Army. It is a joint program of The Salvation Army, the Junior League and the downtown YMCA. There are 24 slots;

approximately 1/3 are used by homeless children. The children tend to stay in the program even after their families obtain housing. Other child care is a mainstream resource provided through the Tennessee Department of Human Services.

Transportation - Many of the shelter/housing providers provide transportation for their residents. These include YWCA, STEPS House, Salvation Army, Positively Living, Agape, Inc., Child and Family programs, and Volunteer Ministry Center. There are also services to supplement the transportation provided by the shelters and to serve those homeless persons residing on the street or in shelters that do not provide transportation. This additional transportation is provided through Volunteer Ministry Center the Refuge, through CAC and Knoxville Area Transportation (KAT). Job Ride is a U.S. Department of Transportation Program administered by CAC and KAT to provide point-to-point transportation for any working person who does not have access to fixed public transportation. CAC provides Job Ride services to 75 homeless clients and services are available.

Positively Living has completed rehabilitation of its *Parkridge Harbor* facility, which houses programs that add 31 case management slots, 1 substance abuse treatment slot, 21 slots for life skills training, 21 slots of transportation, and 9 slots for education.

Services planned:

Helen Ross McNabb Homeless Program is seeking a mobile crisis unit that will include a psychiatrist, Registered Nurse, mental health clinician, and case managers. Funding is being sought from the Department of Substance Abuse and Mental Health.

Catholic Charities is seeking a Continuum of Care grant to provide transitional housing and support services for homeless families.

How homeless persons access/receive assistance:

Case managers in street outreach programs and in shelters conduct client assessments. Wherever a homeless client starts, the initial case manager will conduct a functional and resource assessment, and will make appropriate referrals and arrangements to assure that the client reaches the appropriate service or program in the CoC process. Depending on where the client enters the CoC system, a more comprehensive assessment may take place in order to determine the client's needs, service eligibility, and current inventory of services accessed by the client. Through this process, a case management plan and initial service referrals are accomplished. Federal and state funding sources as well as agencies' state licensure requirements assure common needs and resource assessments take place, and guide the case management plan to include access to various specialized and mainstream resources for each client.

C. Goals and System under Development

1. Current Chronic Homelessness Strategy

HUD's definition of Chronic Homelessness focuses on the most difficult to serve clients in the homeless population. The "CoC: Homeless Population and Subpopulations Chart" indicates that there were 185 sheltered and 47 unsheltered chronically homeless persons in Knoxville on February 12, 2004. These individuals are those most likely to suffer from serious mental illness and from chronic addictions to drugs and alcohol. Continued efforts are being made to address the needs of these individuals.

Knoxville's CoC is continuing to add permanent, supportive housing for homeless individuals with a disability. Following the completion of Parkridge Harbor's 27 units is Helen Ross McNabb's eight-unit project funded in last year's competition. Volunteer Ministry Center is seeking funding this year to construct 27 additional units of permanent supportive housing.

Beginning with the Homeless Coalition's planning retreat in February 2004, the Knoxville community is committed to developing its own ten-year plan to end chronic homelessness. The City and County Mayors have both endorsed the effort, and the official process is underway. The ten-year plan is expected to be in place by Spring of 2005.

2. Chronic Homelessness Strategy/Goals

Goal: End Chronic Homelessness ("What" are you trying to accomplish)	Action Steps ("How" are you to go about accomplishing it)	Responsible Person/Organization ("Who" is responsible for accomplishing it)	Target Dates (mo/yr will be accomplished)
Ex: Count unsheltered homeless to establish baseline	Annual street counts of unsheltered homeless persons	Emergency Shelter Commission	January 2005
Goal 1: Publish eleventh edition of the biennial study of homelessness in Knoxville and Knox County.	Compile information gathered this February for publication.	Dr. Roger Nooe, UT College of Social Work	October, 2004
Goal 2: Develop 10-year plan to end chronic homelessness.	Convene A-list panel and support staff to develop plan and identify resources.	Dr. Roger Nooe, UT College of Social Work, Kevin DuBose, Director, City of Knoxville Community Development Division, Panel co-chairs.	April, 2004
Goal 3: Provide Additional Permanent, supportive housing.	Seek funding and/or implement grants.	Volunteer Ministry Center	July, 2005
		Agape Outreach Homes	August, 2004
		Helen Ross McNabb Center	January, 2005

Goal 4: Divert mentally ill from cycle of incarceration and street homelessness.	Seek funding and/or implement grants associated with permanent supportive housing .	Volunteer Ministry Center	July, 2005
		Agape Outreach Homes	August, 2004
	Seek Substance Abuse and Mental Health Administration grant for multi-agency intensive outreach and case management program.	Helen Ross McNabb Center	January, 2005
		Helen Ross McNabb Center, Volunteer Ministry Center, and Knoxville-Knox County Community Action Committee.	October, 2004
	Develop Mental health Court	Mental Health Association, Public Defender's Office	December, 2005
Goal 5: Maintain current successful permanent supportive housing programs and facilities	Seek renewal funding to maintain current permanent, supportive housing programs.	Child and Family Tennessee	July, 2005
Goal 6: Improve coordination of services among local agencies	Finalize grant funding, coordinate with participating agencies, and provide training to implement HMIS system	David Patterson, UT College of Social Work	October, 2004
	Maintain emergency shelter coordination group to assure better coordination of this service.	Knox Area Rescue Ministries, Salvation Army, Volunteer Ministry Center	Ongoing
	Develop and implement discharge planning policy.	Coalition for the Homeless Advocacy Committee, area mental health hospitals	February, 2005
		Tennessee Department of Mental Health and Developmental Disabilities.	April, 2005
	Utilize Charity Check program to eliminate duplication and facilitate delivery of services.	Compassion Coalition and Love, Inc	January, 2004
Goal 7: Improve agency front-line staff's ability to recognize and respond to mentally ill clients	Provide training seminars for front-line staff	Coalition for the Homeless.	July, 2005

3. Coordination of Ten Year Plan to End Chronic Homelessness

The Mayor of the City of Knoxville and the Knox County Mayor have both signed on to call for a ten-year plan to end chronic homelessness. The Mayors, as well as leadership from the Knoxville Coalition for the Homeless, have been in contact with the Interagency Council on Homelessness, and are receiving advice and support in structuring the planning process. The official kick-off for that process is set to happen at the end of this summer. The plan will be developed through this winter, and will be presented in spring of 2005. Dr. Roger Nooe, Vice-President of the Knoxville Coalition for the Homeless, and Kevin DuBose, Director of the City of Knoxville's Community Development Division, will serve as co-chairs of the planning effort. The Chair of our CoC Committee will provide staff support for this effort. Both Mayors will exert their influence to bring others into the planning process who are not traditionally at the table when dealing with the issue of homelessness, but who can lend valuable insight and resources to find a solution to the problem of chronic homelessness in Knoxville and Knox County.

The ten-year planning process will be directly coordinated with the Continuum of Care. Development of a ten-year plan is a specific goal of this year's CoC, and the strategies and goals developed for the ten-year plan will be adopted in future CoC goals.

4. Other Homeless Goals Chart - Other goals and specific action steps to address homelessness.

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
Goal 1: Assess status and trends affecting homelessness in Knoxville	Compile information gathered this February for publication of eleventh edition of homelessness study	Dr. Roger Nooe, UT College of Social Work	October, 2004
	Finalize grant funding, coordinate with participating agencies, and provide training to implement HMIS system.	David Patterson, UT College of Social Work	October, 2004
Goal 2: Provide front-line homeless service agency staff with the knowledge to help clients access mainstream resources and self-sufficiency.	Provide several training seminars to front-line staff on various topics.	Coalition for the Homeless	July, 2005

Goal 3: Provide needed services and housing for homeless families	Renew CAC's Families in Need program	Knoxville-Knox County Community Action Committee	March, 2005
	Establish new transitional housing program for homeless families	Catholic Charities of east Tennessee	July, 2005
	Establish Emergency Shelter geared towards homeless families	Salvation Army	January, 2005
Goal 4: Provide for community awareness of Homelessness.	Provide for high-profile "Walk the Walk" event where City and County Mayors spend a day with the homeless and share what they learn.	Coalition for the Homeless	September, 2005

5. Discharge Coordination Strategy

The East Tennessee Coalition for the Homeless has a standing committee charged with addressing the issue of discharge planning. On the local level, this committee has been meeting and working with local mental health care facilities to find ways to better address this issue. These facilities have limited resources and are thus pressured to release indigent clients as soon as possible. This results in multiple problems, with two issues chief among them. First, patients have been too often released into shelters with insufficient coordination; often patients arrive unannounced. Compounding this problem, many patients require psychiatric medications after their release, but have only a prescription for the medication when they are discharged.

While in the long run it not ideal to have patients discharged to emergency shelters at all, the reality of current resources requires that better coordination of this process be a first step in dealing with the issue. The Discharge Planning committee has been working with Lakeshore and Peninsula Hospitals and Cherokee Health Systems to develop better communications between the mental health providers and area shelters with regards to this type of discharge. The Committee has reported significant improvement in communication and coordination between discharging agencies and area shelters, but a more comprehensive effort needs to be made.

The Homeless Coalition's Advocacy Committee held three forums this year to specifically focus on homelessness and mental illness. As a result, this committee is calling for workshops with homeless service providers all area mental health hospitals and others to develop a clear protocol for the discharge process. The committee also recommends establishment of a partial hospitalization program that includes uninsured individuals, uninterrupted access to medications for all individuals going through the discharge process, targeted transitional housing for the mentally ill leaving hospitalization, and consideration of the "housing first" model for mentally ill individuals.

On a broader geographic and policy level, the Tennessee Department of Mental Health and Developmental Disabilities conducted a statewide forum on Continuum of Care Discharge Policy in November of 2003. The Chair of the Knoxville Continuum of Care participated in

the forum. The conference was used to assess local communities' problems with the discharge of people from state institutions and to develop strategies for addressing these problems, both locally and on a state-wide basis. State administrative policies and procedures were reviewed and their impact on local homeless service agencies discussed. Resulting from the conference is a "Uniform Discharge Planning Strategy" issued by the Department of Mental Health and Developmental Disabilities, with a goal of promoting improved practices of discharging homeless individuals and those at-risk to permanent supportive housing and other community-based resources, and to decrease the number of persons being released from correctional facilities, mental health institutions, medical facilities, foster care, and residential treatment facilities to shelters and the streets. The state's strategy has three components: to develop a uniform discharge planning policy through the Homeless Policy Academy and to request implementation through Executive Order of the Governor, to conduct an assessment and analysis of the problem, and finally to develop a training curriculum for execution of the policy and to address the needs identified during the assessment phase.

While this issue is far from being resolved, both the local and state-level efforts have achieved good results in the past year. Better communications locally and the establishment of a state-wide strategy to address the issue provides the basis for significant improvements to be made in the future. Additionally, the creation of a ten-year plan to end chronic homelessness in Knoxville during the upcoming year will provide an opportunity to bring novel approaches and new resources to bear on this issue.

III. Anti-Poverty Strategy

The Knoxville/Knox County Empowerment Zone Strategic is the basis of Knoxville's anti-poverty strategy. The focus of the EZ plan is on creation of economic opportunity for low-income residents and on sustainable community development that will make the Zone an attractive place for these residents to remain as they improve their economic status. Goals identified in the EZ plan include creating more than 2,000 new jobs over ten years, increasing per capita income in the Zone by 5.8% per year over the next ten years, and increase the number of Zone residents in the workforce to produce comparable labor force participation with the city as a whole. Attainment of these goals depends upon, among other factors, availability of adequate resources to fully implement the plan. The first few years of Knoxville's Empowerment Zone designation have seen significantly fewer dollars than originally anticipated allocated towards the Empowerment Zone program. Additionally, those funds have been restricted to a narrower focus around the economic development portion of the EZ strategy. That notwithstanding, Knoxville continues to focus its efforts on the implementation of its EZ plan. The EZ's economic development dollars are being spent on workforce training, commercial development in low- and moderate-income neighborhoods, and other efforts to spur reinvestment and job creation in those communities. Other community development funding sources are being targeted towards meeting housing and homeless needs within the Empowerment Zone.

As described in the Institutional Structure section of this plan, the Prospectus for Empowerment was developed with input and cooperation from assorted agencies and individuals. Implementing agencies have been asked to identify other groups within the jurisdiction to assist in the achievement of the goals. Through this process, a network of providers is available to assist in referral and coordination of service. Those residents who live within the Empowerment Zone have information readily available from the City of Knoxville, partner agencies, and their neighborhood representatives.

In addition, the City has identified job creation as a high priority for the next five years. This type of investment can help low-income individuals to move out of poverty. KCDC, the public housing authority, operates self-sufficiency programs to help move its residents out of poverty. Additionally, KCDC operates an Individual Development Account (IDA) program that allows public housing residents working toward self-sufficiency to save and receive match money for the purchase of a home or car, or to start a small business. This program provides economic literacy training and information and referral to participants. The Knoxville/Knox County Community Action Committee operates the Head Start program. This program offers services throughout Knoxville with assistance for the whole family. Recipients are given the opportunity to participate in a variety of programs to assist them with greater self-sufficiency.

The Mayor of the City of Knoxville has, with the County Mayor, committed to the creation and implementation of a ten-year plan to end chronic homelessness. By developing and implementing a strategy to more efficiently house and serve the portion of the homeless population that typically consumes the lion's share of available resources, many of those resources will become available to assist other low-income, episodically homeless individuals and families. This plan is the local manifestation of a national effort to coordinate multiple government agencies and private sector partners to provide aggressive solutions to the problems facing those on the farthest point along the spectrum of poverty in America.

IV. Actions to Reduce Lead Based Paint Hazards

The City will continue to implement the HUD regulations for elimination of lead based paint hazards. The program to identify lead based paint hazards is an integral part of the total process for housing rehab. All pre-

1978 built houses, which are identified for the rehab program, receive a lead hazard screen/lead based paint testing to determine if a lead hazard exists. If a lead hazard is identified, a Risk Assessment is prepared to define the hazard(s) and to define the remediation necessary to eliminate hazard(s). The actual remediation work is accomplished as a part of the rehab work. All lead based paint inspections and Risk Assessments are prepared by agency Rehab Specialist staff as a part of their rehab duties.

These actions will reduce the number of housing units in the City with lead-based paint hazards and increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families. The City will also coordinate with Middle Tennessee State University Lead Elimination Action Program (LEAP) and the State of Tennessee by referring eligible families for lead-hazard reduction assistance.

V. Public Housing Strategy

KCDC, a high performing public housing agency, has recently completed an Agency Plan – a 5-year plan and an annual plan. The 5-Year Plan describes the KCDC’s mission and long-range goals and objectives for achieving the mission over the next 5 years. The Annual Plan provides details about KCDC’s immediate operations, programs and services, and the agency’s operational strategies for the upcoming fiscal year.

KCDC’s goals for the next five years include: applying for additional rental vouchers, leveraging private funds to provide additional affordable housing, acquiring or building additional units, Concentrate on efforts to improve specific management functions: (Unit turnaround time; property-based operating expenses; tenant accounts receivable), Renovate or modernize public housing units: (500), Demolish or dispose of obsolete public housing: (100), Provide replacement public housing: (385), Conduct outreach efforts to potential voucher landlords, Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments, Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. Designate developments or buildings for particular resident groups (elderly, persons with disabilities) (HOPE VI 42 elderly units), Provide or attract supportive services to improve assistance recipients’ employability: (Partnership with local job training programs), Provide or attract supportive services to increase independence for the elderly or families with disabilities. (Provide information and referral services and partner with local agencies), Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: (Participate in local affirmative action workshop/programs, designate staff for membership in local affirmative action groups).

A copy of KCDC’s Five Year and Annual Plan is included in the Appendix.

The City’s Strategy will help address the needs of public housing residents in the following ways: 1) Coordination with KCDC to encourage KCDC residents to participate in the city’s Homeownership Programs, 2) coordination of City efforts in targeted areas with KCDC’s so that maximum impact will be achieved.

VI. Strategy to Remove Barriers to Affordable Housing

A. Complexity of the Development Process: The City is marketing an increasing number of parcels through its Homemakers Program. We will be reviewing these parcels for compatibility with the subdivision regulations and correcting many of the more difficult obstacles before transferring them to developers. Small parcels can be combined with others and re-platted into buildable lots of record, reducing the time and cost investment for the developer.

B. Acquiring and Assembling Inner City Parcels: The City is undertaking two new redevelopment areas this year, one large residential area in Lonsdale, and a small neighborhood commercial district in Vestal. Both areas contain numerous properties which have remained undeveloped or underutilized for several years due to title or environmental problems. The City will acquire abandoned property and clear such problems, offering lots for sale for redevelopment.

C. Increasing Cost of Development: New programs are being designed to encourage private investment in older neighborhoods. Previously, incentives targeted to assist and encourage residential development were developed independently from commercial incentives. New policy on redevelopment tries to coordinate residential redevelopment with adjacent neighborhood commercial development so that both come on line at the same time. This serves to support both efforts.

The City is encouraging alterations to designs of infill housing that make the new housing fit in better with the older existing homes. Design guidelines are being developed for use in redevelopment areas and for all City subsidized infill houses. This effort will include descriptions and illustrations of low cost modifications builders can make. In the long run, this will help maintain high property values for buyers and should have a substantial impact on neighborhood image and marketability.

D. Access to Available Government Programs and Subsidies - City marketing programs are being emphasized and new marketing efforts are in the works. A listing of available Homemakers properties is now posted on the City web site (<http://www.ci.knoxville.tn.us>). The public process for the Lonsdale Redevelopment Plan began with a neighborhood meeting before the first resolution went before City Council. Notices were sent to 900 property owners and more than 60 people attended the meeting. This plan will include more neighborhood master planning and public input than any previous redevelopment plan.

The Five Points Residential task force is planning a marketing effort in the 5 Points Redevelopment Area which includes a sales and information center located in the neighborhood where anyone can obtain information on housing opportunities. The center will be staffed with someone who can help applicants determine what housing and financing products are available and which are best suited for them. The staff will assist with completing applications and will advocate for the buyers through the entire process. This center will refer buyers to subsidized and market rate housing developers.

E. Building Codes: The City has adopted the Alternative building code which gives designers additional alternatives to meet code requirements when renovating older buildings. This option can make redevelopment of older buildings more practical and less expensive.